

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

124 Willoby Drive, Alfredton Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$225,000

### Median sale price

Median price

\$280,750

Property Type

Vacant land

Suburb

Alfredton

Period - From

30/10/2023

to

29/10/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	23 Vetrano Av ALFREDTON 3350	\$250,000	16/08/2024
2	18 Yolanda St BONSHAW 3352	\$258,500	23/04/2024
3	4 Verbier Av WINTER VALLEY 3358	\$278,000	22/02/2024

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

30/10/2024 09:42



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$225,000  
**Median Land Price**  
30/10/2023 - 29/10/2024: \$280,750

## Comparable Properties

**23 Vetrano Av ALFREDTON 3350 (VG)**

**Agent Comments**



**Price:** \$250,000  
**Method:** Sale  
**Date:** 16/08/2024  
**Property Type:** Land  
**Land Size:** 417 sqm approx



**18 Yolanda St BONSHAW 3352 (REI/VG)**

**Agent Comments**



**Price:** \$258,500  
**Method:** Private Sale  
**Date:** 23/04/2024  
**Property Type:** Land  
**Land Size:** 420 sqm approx

**4 Verbier Av WINTER VALLEY 3358 (VG)**

**Agent Comments**



**Price:** \$278,000  
**Method:** Sale  
**Date:** 22/02/2024  
**Property Type:** Land  
**Land Size:** 418 sqm approx