

# 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

Lot 12 Micich Court, Alfredton Vic 3350

### Indicative selling price

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

Single price \$175,000

### Median sale price

Median price \$189,900

Property Type Vacant land

Suburb Alfredton

Period - From 03/09/2019

to 02/09/2020

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 Tipperary St ALFREDTON 3350	\$175,000	02/06/2020
2	45 Moore Way LUCAS 3350	\$175,000	26/07/2019
3	14 Lugano Av ALFREDTON 3350	\$170,000	09/05/2020

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:

03/09/2020 15:06

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**Indicative Selling Price**

\$175,000

**Median Land Price**

03/09/2019 - 02/09/2020: \$189,900



**Property Type:** Land

**Land Size:** 360 sqm approx

Agent Comments

## Comparable Properties

**23 Tipperary St ALFREDTON 3350 (VG)**

Agent Comments



**Price:** \$175,000

**Method:** Sale

**Date:** 02/06/2020

**Property Type:** Land

**Land Size:** 446 sqm approx

**45 Moore Way LUCAS 3350 (VG)**

Agent Comments



**Price:** \$175,000

**Method:** Sale

**Date:** 26/07/2019

**Property Type:** Land

**Land Size:** 420 sqm approx

**14 Lugano Av ALFREDTON 3350 (REI/VG)**

Agent Comments



**Price:** \$170,000

**Method:** Private Sale

**Date:** 09/05/2020

**Property Type:** Land (Res)

**Land Size:** 400 sqm approx