

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 72/19 Harmony Way, Alfredton Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000 & \$330,000

Median sale price

Median price \$250,000 Property Type Vacant land Suburb Alfredton

Period - From 02/04/2024 to 01/04/2025 Source Property Data

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	118 Dyson Dr LUCAS 3350	\$313,000	17/03/2025
2	19 Fawcett Rd LUCAS 3350	\$310,000	28/10/2024
3	68 Cuzens Rd ALFREDTON 3350	\$347,000	29/04/2024

OR

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

This Statement of Information was prepared on: 02/04/2025 10:45

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Property Type:
Agent Comments

Indicative Selling Price
\$320,000 - \$330,000
Median Land Price
02/04/2024 - 01/04/2025: \$250,000

Comparable Properties



118 Dyson Dr LUCAS 3350 (REI)

Agent Comments



Price: \$313,000
Method: Private Sale
Date: 17/03/2025
Property Type: Land
Land Size: 640 sqm approx



19 Fawcett Rd LUCAS 3350 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 28/10/2024
Property Type: Land
Land Size: 626 sqm approx

68 Cuzens Rd ALFREDTON 3350 (VG)

Agent Comments



Price: \$347,000
Method: Sale
Date: 29/04/2024
Property Type: Land
Land Size: 755 sqm approx