

# 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

16 Brewster Street, 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 \$295,000

### Median sale price

Median price \$289,000

Property Type Vacant land

Suburb Alfredton

Period - From 08/05/2023

to 07/05/2024

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	5 Carbery Way LUCAS 3350	\$280,000	26/02/2024
2	17 Adrianus St ALFREDTON 3350	\$279,000	07/02/2024
3	95 Willoby Dr ALFREDTON 3350	\$265,000	23/01/2024

**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:

08/05/2024 14:51

16 Brewster Street, Alfredton Vic 3350

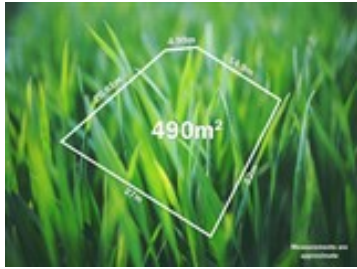


**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$295,000

**Median Land Price**  
08/05/2023 - 07/05/2024: \$289,000

## Comparable Properties



**5 Carbery Way LUCAS 3350 (REI/VG)**

Agent Comments



**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 26/02/2024  
**Property Type:** Land  
**Land Size:** 490 sqm approx



**17 Adrianus St ALFREDTON 3350 (REI)**

Agent Comments



**Price:** \$279,000  
**Method:** Private Sale  
**Date:** 07/02/2024  
**Property Type:** Land  
**Land Size:** 499 sqm approx

**95 Willoby Dr ALFREDTON 3350 (VG)**

Agent Comments



**Price:** \$265,000  
**Method:** Sale  
**Date:** 23/01/2024  
**Property Type:** Land  
**Land Size:** 499 sqm approx

**Account - Integra Sales Pty Ltd | P: 0353225910**



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