

# 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 50 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 \$270,000

### Median sale price

Median price \$291,000

Property Type Vacant land

Suburb Alfredton

Period - From 01/05/2023

to 30/04/2024

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 Geary PI WINTER VALLEY 3358	\$285,000	19/03/2024
2	12 Hubbard St LUCAS 3350	\$285,000	08/03/2024
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:

01/05/2024 16:49



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$270,000

**Median Land Price**  
01/05/2023 - 30/04/2024: \$291,000

## Comparable Properties

### 5 Geary PI WINTER VALLEY 3358 (VG)

Agent Comments



**Price:** \$285,000  
**Method:** Sale  
**Date:** 19/03/2024  
**Property Type:** Land  
**Land Size:** 447 sqm approx



### 12 Hubbard St LUCAS 3350 (REI)

Agent Comments



**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** Land  
**Land Size:** 448 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