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

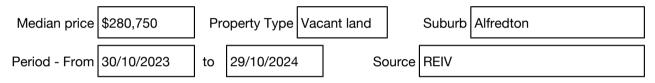
222 Ballarat-Carngham Road, Alfredton Vic 3350

Indicative selling price

			, , ,,
or the meaning of	t this nring se	e consumer.vic.gov.au	/undergueting
		e consumer.vic.uov.au	/ unuciuuuunu

Single price \$260,000

Median sale price



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	7 Jarvis Way LUCAS 3350	\$320,000	02/07/2024
2	15 Hammond St LUCAS 3350	\$290,000	24/05/2024
3	1 Hammond St LUCAS 3350	\$285,000	12/03/2024

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 09:48









Property Type: Agent Comments

Indicative Selling Price \$260,000 Median Land Price 30/10/2023 - 29/10/2024: \$280,750





'⇔. •**--**-Price: \$320,000 Method: Private Sale

7 Jarvis Way LUCAS 3350 (REI/VG)

.

Date: 02/07/2024 Property Type: Land Land Size: 512 sqm approx Agent Comments

Agent Comments

15 Hammond St LUCAS 3350 (VG)



Price: \$290.000 Method: Sale Date: 24/05/2024 Property Type: Land Land Size: 507 sqm approx

Agent Comments





Price: \$285,000 Method: Sale Date: 12/03/2024 Property Type: Land Land Size: 508 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.