# 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

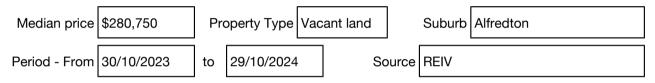
222 Ballarat-Carngham Road, Alfredton Vic 3350

### Indicative selling price

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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





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7 Jarvis Way LUCAS 3350 (REI/VG)

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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

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