

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

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

Single price \$260,000

Median sale price

Median price \$280,750

Property Type Vacant land

Suburb Alfredton

Period - From 30/10/2023

to 29/10/2024

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 | 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

Comparable Properties



7 Jarvis Way LUCAS 3350 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 02/07/2024
Property Type: Land
Land Size: 512 sqm approx

15 Hammond St LUCAS 3350 (VG)

Agent Comments



Price: \$290,000
Method: Sale
Date: 24/05/2024
Property Type: Land
Land Size: 507 sqm approx

1 Hammond St LUCAS 3350 (VG)

Agent Comments



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

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