

# 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

81 Wexford 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

\$290,000

### Median sale price

Median price

\$194,900

Property Type

Vacant land

Suburb

Alfredton

Period - From

29/09/2019

to

28/09/2020

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	55 Sydney Way ALFREDTON 3350	\$259,900	26/06/2020
2	135 Cuthberts Rd ALFREDTON 3350	\$250,000	02/07/2020
3	34 Wexford St ALFREDTON 3350	\$240,000	11/09/2020

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:

29/09/2020 15:20

81 Wexford Street, Alfredton Vic 3350



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**Indicative Selling Price**

\$290,000

**Median Land Price**

29/09/2019 - 28/09/2020: \$194,900



**Property Type:** Land

Agent Comments

## Comparable Properties

**55 Sydney Way ALFREDTON 3350 (VG)**

Agent Comments



**Price:** \$259,900

**Method:** Sale

**Date:** 26/06/2020

**Property Type:** Land

**Land Size:** 714 sqm approx

**135 Cuthberts Rd ALFREDTON 3350 (VG)**

Agent Comments



**Price:** \$250,000

**Method:** Sale

**Date:** 02/07/2020

**Property Type:** Land

**Land Size:** 646 sqm approx



**34 Wexford St ALFREDTON 3350 (REI)**

Agent Comments



**Price:** \$240,000

**Method:** Private Sale

**Date:** 11/09/2020

**Property Type:** Land

**Land Size:** 640 sqm approx

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



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.