

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

224 Ballarat-Carngham Road, Alfredton Vic 3350

Indicative selling price

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

Single price \$230,000

Median sale price

Median price \$250,000

Property Type Vacant land

Suburb Alfredton

Period - From 26/03/2024

to 25/03/2025

Source Property Data

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.

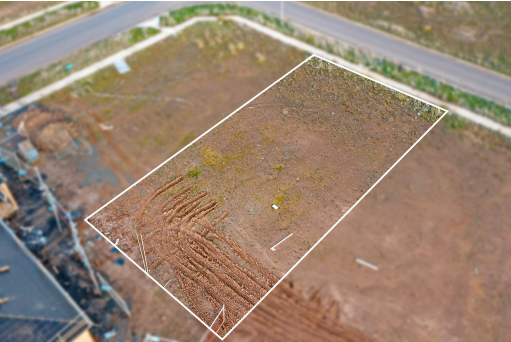
	Address of comparable property	Price	Date of sale
1	20 Sprinter Way WINTER VALLEY 3358	\$230,000	09/02/2025
2	7 Wren Way WINTER VALLEY 3358	\$250,000	17/12/2024
3	5 Millbrook Rd BONSHAW 3352	\$245,000	17/12/2024

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:

26/03/2025 09:22



Property Type:
Agent Comments

Indicative Selling Price
\$230,000
Median Land Price
26/03/2024 - 25/03/2025: \$250,000

Comparable Properties

20 Sprinter Way WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 09/02/2025
Property Type: Land
Land Size: 480 sqm approx

7 Wren Way WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 17/12/2024
Property Type: Land
Land Size: 478 sqm approx

5 Millbrook Rd BONSHAW 3352 (VG)

Agent Comments



Price: \$245,000
Method: Sale
Date: 17/12/2024
Property Type: Land
Land Size: 428 sqm approx