

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

124 Willoby Drive, Alfredton Vic 3350

Indicative selling price

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

Single price \$259,000

Median sale price

Median price \$295,000

Property Type Vacant land

Suburb Alfredton

Period - From 18/06/2023

to 17/06/2024

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 | 121 Willoby Dr ALFREDTON 3350 | \$293,000 | 21/11/2023 |
| 2 | 87 Willoby Dr ALFREDTON 3350 | \$290,000 | 27/02/2023 |
| 3 | 3 Geary PI WINTER VALLEY 3358 | \$285,000 | 19/12/2023 |

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:

18/06/2024 15:46

Leigh Hutchinson
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Indicative Selling Price
\$259,000

Median Land Price

18/06/2023 - 17/06/2024: \$295,000



Property Type:

Agent Comments

Comparable Properties

121 Willoby Dr ALFREDTON 3350 (VG)

Agent Comments



Price: \$293,000

Method: Sale

Date: 21/11/2023

Property Type: Land

Land Size: 401 sqm approx

87 Willoby Dr ALFREDTON 3350 (VG)

Agent Comments



Price: \$290,000

Method: Sale

Date: 27/02/2023

Property Type: Land

Land Size: 401 sqm approx

3 Geary PI WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 19/12/2023

Property Type: Land

Land Size: 424 sqm approx

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