

# 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

128 Willoby Drive, 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 \$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 15:49

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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 Pl 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