# 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

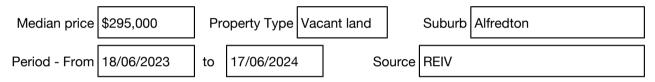
128 Willoby Drive, Alfredton Vic 3350

#### Indicative selling price

	For the	meaning	of this	price see	consumer.vic	.gov.au/	underquoting	
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Single price \$259,000

#### Median sale price



# 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.

Add	dress 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





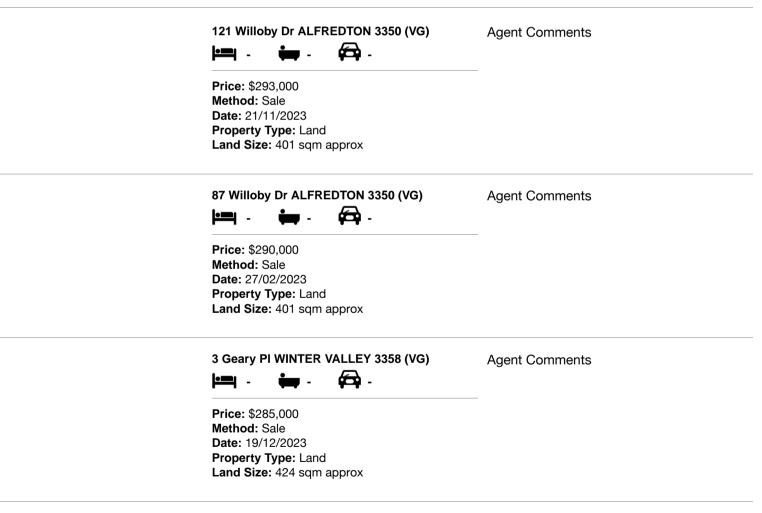




**Property Type:** Agent Comments leigh@doepels.com.au Indicative Selling Price \$259,000 Median Land Price 18/06/2023 - 17/06/2024: \$295,000

Leigh Hutchinson 5337 0036 0407 861 960

**Comparable Properties** 



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

propertydata



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