

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 54 Karol Street, Alfredton Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$289,000

Property Type Vacant land

Suburb Alfredton

Period - From 08/04/2023

to 07/04/2024

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	50 Karol St ALFREDTON 3350	\$350,000	10/02/2023
2	22 Hutchinson Dr LUCAS 3350	\$315,000	25/03/2024
3	53 Fawcett Rd LUCAS 3350	\$310,000	15/03/2024

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:

08/04/2024 13:07

54 Karol Street, Alfredton Vic 3350



Property Type:
Agent Comments

Indicative Selling Price
\$350,000

Median Land Price
08/04/2023 - 07/04/2024: \$289,000

Comparable Properties

50 Karol St ALFREDTON 3350 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 10/02/2023
Property Type: Land
Land Size: 560 sqm approx



22 Hutchinson Dr LUCAS 3350 (REI)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 25/03/2024
Property Type: Land
Land Size: 560 sqm approx



53 Fawcett Rd LUCAS 3350 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 15/03/2024
Property Type: Land
Land Size: 578 sqm approx

Account - Integra Sales Pty Ltd | P: 0353225910



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