Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	224 Ballarat-Carngham Road, 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 \$230,000

Median sale price

Median price	\$250,000	Pro	perty Type	Vaca	ant land		Suburb	Alfredton
Period - From	26/03/2024	to	25/03/2025		Sc	urce	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

	aress of comparable property	1 1100	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



Date of sale







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)



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

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.