

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 ALBION LANE, ALLANS FLAT, VIC 3691  3  1  2

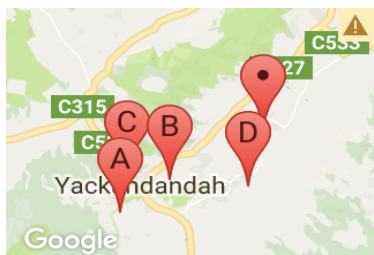
Indicative Selling Price

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

Price Range: \$509,000 to \$563,000

Provided by: Joan Naldrett, Joan Naldrett Real Estate

MEDIAN SALE PRICE



ALLANS FLAT, VIC, 3691

Suburb Median Sale Price (House)

\$480,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



16 CRYSTAL CREEK LANE, YACKANDANDAH,  3  1  3

Sale Price

***\$615,000**

Sale Date: 31/01/2018

Distance from Property: 9.1km



131 RACECOURSE RD, YACKANDANDAH, VIC  3  3  2

Sale Price

\$580,000

Sale Date: 10/03/2017

Distance from Property: 5.8km



2 STEBBINGS LANE, YACKANDANDAH, VIC  4  2  2

Sale Price

\$468,000

Sale Date: 17/11/2017

Distance from Property: 7.7km



This report has been compiled on 27/03/2018 by Joan Naldrett Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the 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 information contained in this report 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.



77 MEEHAN LANE, OSBORNES FLAT, VIC 3691



3



2



4

Sale Price

\$480,000

Sale Date: 13/12/2016

Distance from Property: 3.4km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 ALBION LANE, ALLANS FLAT, VIC 3691

Indicative selling price

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

Price Range:

\$509,000 to \$563,000

Median sale price

Median price

\$480,000

House

X

Unit


Suburb

ALLANS FLAT

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
16 CRYSTAL CREEK LANE, YACKANDANDAH, VIC 3749	*\$615,000	31/01/2018
131 RACECOURSE RD, YACKANDANDAH, VIC 3749	\$580,000	10/03/2017
2 STEBBINGS LANE, YACKANDANDAH, VIC 3749	\$468,000	17/11/2017
77 MEEHAN LANE, OSBORNES FLAT, VIC 3691	\$480,000	13/12/2016