

## 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 and  
postcode

651 HOPKINS POINT ROAD ALLANSFORD VIC 3277

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,199,000

&

\$1,249,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$523,500

Property type

House

Suburb

Allansford

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

79 CARROLLS ROAD ALLANSFORD VIC 3277	\$1,240,000	09-Aug-24
9 DUNVEGAN COURT WARRNAMBOOL VIC 3280	\$1,290,000	28-Aug-24
15 DUNVEGAN COURT WARRNAMBOOL VIC 3280	\$1,225,000	02-Apr-24

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: 13 February 2025



**79 CARROLLS ROAD  
 ALLANSFORD VIC 3277**

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Sold Price **\$1,240,000** Sold Date **09-Aug-24**

Distance **3.27km**



**9 DUNVEGAN COURT  
 WARRNAMBOOL VIC 3280**

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Sold Price **\$1,290,000** Sold Date **28-Aug-24**

Distance **4.7km**



**15 DUNVEGAN COURT  
 WARRNAMBOOL VIC 3280**

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Sold Price **\$1,225,000** Sold Date **02-Apr-24**

Distance **4.72km**

RS = Recent sale      UN = Undisclosed Sale

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