

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

46 STATION STREET ALLANSFORD VIC 3277

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Allansford

Period-from

01 Jan 2024

to

31 Dec 2024

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

34 CLARKE STREET ALLANSFORD VIC 3277

\$1,010,000

31-Mar-24

3/44 STATION STREET ALLANSFORD VIC 3277

\$1,160,000

11-Sep-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: 17 February 2025



**79 CARROLLS ROAD
ALLANSFORD VIC 3277**

4 2 4

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

Distance **0.14km**



**34 CLARKE STREET ALLANSFORD
VIC 3277**

3 2 8

Sold Price **\$1,010,000** Sold Date **31-Mar-24**

Distance **0.52km**



**3/44 STATION STREET
ALLANSFORD VIC 3277**

4 2 6

Sold Price **\$1,160,000** Sold Date **11-Sep-24**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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