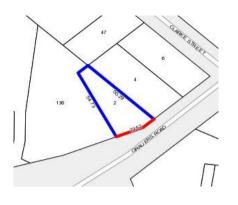
### 2 Grauers Road, Allansford Vic 3277





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 752 sqm Agent Comments Indicative Selling Price \$259,000

## **Comparable Properties**

98 Ziegler Pde ALLANSFORD 3277 (VG) 	Agent Comments
Price: \$288,500 Method: Sale Date: 22/06/2015 Rooms: -	
Property Type: House (Res) Land Size: 931 sqm	
 37 Clarke St ALLANSFORD 3277 (VG)	Agent Comments
Price: \$260,000 Method: Sale Date: 03/03/2017	
Rooms: - Property Type: House (Res) Land Size: 787 sqm	
 18 Frank St ALLANSFORD 3277 (VG)	Agent Comments
Price: \$235,000 Method: Sale Date: 16/09/2016 Rooms: -	
Property Type: House (Res) Land Size: 992 sqm	

Account - Roberts One Real Estate | P: 03 5564 4555 | F: 03 5564 4544

Generated: 17/05/2017 17:22

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.





# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality andpostcode

Address 2 Grauers Road, Allansford Vic 3277 uburb or postcode

#### Indicative selling price

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

Single price \$259,000

#### Median sale price

Median price	Но	ouse	Х	Suburb or loc	cality	Allansford	
Period - From	to			Source	REI	1	

#### **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
98 Ziegler Pde ALLANSFORD 3277	\$288,500	22/06/2015
37 Clarke St ALLANSFORD 3277	\$260,000	03/03/2017
18 Frank St ALLANSFORD 3277	\$235,000	16/09/2016

Account - Roberts One Real Estate | P: 03 5564 4555 | F: 03 5564 4544

propertydata

#### Generated: 17/05/2017 17:22

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.

