

## 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

96/125 Jubilee Park 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

\$99,990

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$300,000

Property type

House

Suburb

Allansford

Period-from

01 Dec 2018

to

30 Nov 2019

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

158/125 Jubilee Park Road Allansford VIC 3277	\$199,990	06-Dec-19
3 Maria Street Allansford VIC 3277	\$249,900	29-Aug-18
2/5 Wenden Court Warrnambool VIC 3280	\$295,000	22-Jul-19

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: 16 December 2019



**158/125 Jubilee Park Road  
Allansford VIC 3277**

Sold Price <sup>RS</sup> **\$199,990** <sup>UN</sup> Sold Date **06-Dec-19**

2 1 1

Distance -



**3 Maria Street Allansford VIC 3277**

Sold Price **\$249,900** Sold Date **29-Aug-18**

2 1 1

Distance **2.42km**



**2/5 Wenden Court Warrnambool  
VIC 3280**

Sold Price <sup>RS</sup> **\$295,000** Sold Date **22-Jul-19**

2 1 1

Distance **4.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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