

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

15 Parkin Street, Allendale, VIC 3364

### Indicative selling price

\$ 420,000 - \$440,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 336,500

House

\*Delete house or unit as applicable

Suburb  
ALLENDALE

Period  
10/11/2017 - 10/05/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



538 WEST BERRY ROAD  
ALLENDALE

3 1 1

Normal Sale \$336,500  
Date Sold 10/11/2018  
Land 1812 sqm



2 CARTER STREET  
BROOMFIELD

4 1 3

Normal Sale \$385,000  
Date Sold 18/10/2018  
Land 2524 sqm



4170 CRESWICK-NEWSTEAD ROAD  
ALLENDALE

4

Normal Sale \$525,000  
Date Sold 25/10/2018  
Land 14118 sqm