

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

20 Ziegler Parade 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$313,000

Property type

House

Suburb

Allansford

Period-from

01 Jun 2019

to

31 May 2020

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

8 Agnes Street Allansford VIC 3277	\$362,000	22-May-20
6 Tooram Road Allansford VIC 3277	\$338,000	21-Aug-19
116 Ziegler Parade Allansford VIC 3277	\$350,000	21-Oct-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: 09 June 2020



8 Agnes Street Allansford VIC 3277 Sold Price ^{RS} **\$362,000** ^{UN} Sold Date **22-May-20**

 3  1  2

Distance **0.24km**



6 Tooram Road Allansford VIC 3277 Sold Price **\$338,000** Sold Date **21-Aug-19**

 3  1  2

Distance **0.33km**

Notes from your agent

A nice solid brick home. A pretty straight forward and clean one with a decent reno.



116 Ziegler Parade Allansford VIC 3277 Sold Price **\$350,000** Sold Date **21-Oct-19**

 3  2  3

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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