

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

71 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

or range
between

\$499,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,500

Property type

House

Suburb

Allansford

Period-from

01 Aug 2020

to

31 Jul 2021

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

92 Ziegler Parade Allansford VIC 3277	\$507,500	23-Jun-21
25 Huntingfield Drive Warrnambool VIC 3280	\$496,000	15-Mar-21
15 Tower Square Warrnambool VIC 3280	\$475,000	24-Feb-21

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: 05 August 2021



92 Ziegler Parade Allansford VIC 3277

Sold Price

\$507,500

Sold Date

23-Jun-21



4



2



2

Distance

0.24km



25 Huntingfield Drive Warrnambool VIC 3280

Sold Price

\$496,000

Sold Date

15-Mar-21



3



2



2

Distance

6.31km



15 Tower Square Warrnambool VIC 3280

Sold Price

\$475,000

Sold Date

24-Feb-21



3



2



3

Distance

7.01km

RS = Recent sale

UN = Undisclosed Sale

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