

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 45 ALLISON ROAD, SPRINGHURST, VIC 🚐 4 🕒 -





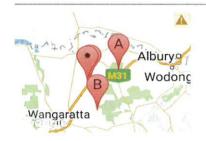
Indicative Selling Price

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

Single Price:

\$355,000

#### MEDIAN SALE PRICE



## SPRINGHURST, VIC, 3682

Suburb Median Sale Price (House)

01 July 2016 to 30 June 2017

Provided by: pricefinder

#### COMPARABLE PROPERTIES

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.



198 CHILTERN-HOWLONG RD, CHILTERN, VIC 🚍 3 😩 1





Sale Price

\$388,500

Sale Date: 24/01/2017

Distance from Property: 15km





39 SLAUGHTERYARD LANE, ELDORADO, VIC









\$400,000

Sale Date: 06/09/2016

Distance from Property: 15km





75 CANNING RD, SPRINGHURST, VIC 3682





Sale Price

\$335,000

Sale Date: 25/05/2017

Distance from Property: 1.3km



### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

Property offered for sale					
Address Including suburb and postcode	45 ALLISON ROAD, SPRINGHURST, VIC 3682				
,					
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Single Price:	\$355,000				
Median sale price	•				
Median price	House X	Unit	Suburb SPRINGHURST		
Period	01 July 2016 to 30 June 2017	Source	pricefinder		

#### 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
198 CHILTERN-HOWLONG RD, CHILTERN, VIC 3683	\$388,500	24/01/2017
39 SLAUGHTERYARD LANE, ELDORADO, VIC 3746	\$400,000	06/09/2016
75 CANNING RD, SPRINGHURST, VIC 3682	\$335,000	25/05/2017

