

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 ALLISON ROAD, SPRINGHURST, VIC

4 bedrooms, - bathrooms, - cars

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 bedrooms, 1 bathroom, 4 cars

Sale Price

\$388,500

Sale Date: 24/01/2017

Distance from Property: 15km



39 SLAUGHTERYARD LANE, ELDORADO, VIC

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$400,000

Sale Date: 06/09/2016

Distance from Property: 15km



75 CANNING RD, SPRINGHURST, VIC 3682

3 bedrooms, 1 bathroom, 2 cars

Sale Price

\$335,000

Sale Date: 25/05/2017

Distance from Property: 1.3km



This report has been compiled on 19/07/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

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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