





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 ELIZABETH STREET, ALLENDALE, VIC 🕮 3 🕒 1 😓 1







Indicative Selling Price

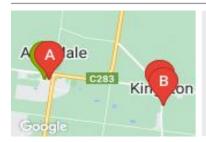
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$695,000 to \$725,000

Provided by: Tash Martin, PRDnationwide Ballarat

MEDIAN SALE PRICE



ALLENDALE, VIC, 3364

Suburb Median Sale Price (House)

01 October 2022 to 30 September 2023

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.



14 ELIZABETH ST, ALLENDALE, VIC 3364







Sale Price

*\$805,000

Sale Date: 21/09/2023

Distance from Property: 138m





388 KINGSTON RD, KINGSTON, VIC 3364









Sale Price

Price Withheld

Sale Date: 11/09/2023

Distance from Property: 3.2km





413 KINGSTON RD, KINGSTON, VIC 3364







Sale Price

\$720,000

Sale Date: 15/06/2023

Distance from Property: 3.1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Add	ress
Including	suburb	and
	posto	code

22 ELIZABETH STREET, ALLENDALE, VIC 3364

Indicative selling price

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

Price Range:	\$695,000 to \$725,000	_
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Median sale price

Median price		Property type	House	Suburb	ALLENDALE
Period	01 October 2022 to 30 2023	September	Source	p	ricefinder

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
14 ELIZABETH ST, ALLENDALE, VIC 3364	*\$805,000	21/09/2023
388 KINGSTON RD, KINGSTON, VIC 3364	Price Withheld	11/09/2023
413 KINGSTON RD, KINGSTON, VIC 3364	\$720,000	15/06/2023

This Statement of Information was prepared on:

20/10/2023

