

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

28 ALLAN CRESCENT BELLBRIDGE VIC 3691

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,500,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
32 TROUT FARM ROAD LAKE HUME VILLAGE NSW 3691	\$1,615,000	23-Nov-22
373 KNOBLE ROAD WIRLINGA NSW 2640	\$1,400,000	06-Nov-23
393 KNOBLE ROAD WIRLINGA NSW 2640	\$1,390,000	27-Sep-23

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: 19 February 2024



32 TROUT FARM ROAD LAKE HUME VILLAGE NSW 3691

4 2 2

Sold Price **\$1,615,000** Sold Date **23-Nov-22**

Distance **2.59km**



373 KNOBLE ROAD WIRLINGA NSW 2640

4 2 2

Sold Price **\$1,400,000** Sold Date **06-Nov-23**

Distance **4.44km**



393 KNOBLE ROAD WIRLINGA NSW 2640

4 2 4

Sold Price **\$1,390,000** Sold Date **27-Sep-23**

Distance **4.53km**

RS = Recent sale

UN = Undisclosed Sale

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