

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

38 ELIZABETH STREET ALLENDALE VIC 3364

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

\$480,000

&

\$495,000

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)









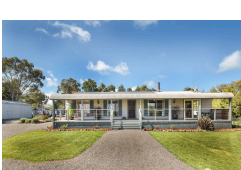

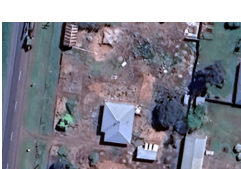

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
38 BATTEN STREET ALLENDALE VIC 3364	-	22-Jul-23
305 STAG ROAD KINGSTON VIC 3364	\$595,000	26-Oct-23
20 CORRINGARRA ROAD SMEATON VIC 3364	\$597,000	23-Nov-22

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: 20 December 2023

	38 BATTEN STREET ALLENDALE VIC 3364	Sold Price	- Sold Date 22-Jul-23
			Distance 0.85km
	305 STAG ROAD KINGSTON VIC 3364	Sold Price	^{RS} \$595,000 Sold Date 26-Oct-23
			Distance 3.53km
	20 CORRINGARRA ROAD SMEATON VIC 3364	Sold Price	\$597,000 Sold Date 23-Nov-22
			Distance 4.6km
	10 HEPBURN STREET SMEATON VIC 3364	Sold Price	^{RS} \$365,000 Sold Date 06-Oct-23
			Distance 4.42km
	3681 CRESWICK-NEWSTEAD ROAD SMEATON VIC 3364	Sold Price	\$595,000 Sold Date 14-Dec-22
			Distance 3.64km
	3535 CRESWICK-NEWSTEAD ROAD SMEATON VIC 3364	Sold Price	\$420,000 Sold Date 10-Aug-22
			Distance 4.82km

RS = Recent sale UN = Undisclosed Sale

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