Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	29 Ziegler Parade, Allansford Vic 3277

Indicative selling price

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

Range between $270,000 & $297,000

Median sale price*

Median price $361,707 House X ~~Unit~~ Suburb Allansford

Period - From 14/03/2017 to 13/03/2018 Source Hometrack

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	11 Ziegler Pde ALLANSFORD 3277		07/11/2017
2	1/13 Grauers Rd ALLANSFORD 3277		10/01/2018
3	2 Grauers Rd ALLANSFORD 3277		02/02/2018

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

29 Ziegler Parade, Allansford Vic 3277



3 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 2300 sqm approx

Agent Comments

Indicative Selling Price
$270,000 - $297,000
Median House Price *
14/03/2017 - 13/03/2018: $361,707
* Agent calculated median

Comparable Properties

11 Ziegler Pde ALLANSFORD 3277 (VG)

3 - -

Price:
Method: Sale
Date: 07/11/2017
Rooms: -
Property Type: Divorce/Estate/Family Transfers
Land Size: 995 sqm approx

Agent Comments



1/13 Grauers Rd ALLANSFORD 3277 (REI)

5 2 6

Price:
Method: Private Sale
Date: 10/01/2018
Rooms: -
Property Type: House
Land Size: 1889 sqm approx

Agent Comments



2 Grauers Rd ALLANSFORD 3277 (REI)

3 1 3

Price:
Method: Private Sale
Date: 02/02/2018
Rooms: -
Property Type: House
Land Size: 757 sqm approx

Agent Comments

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