



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



56 WALLACE ROAD, ALLANS FLAT, VIC

4 1 1

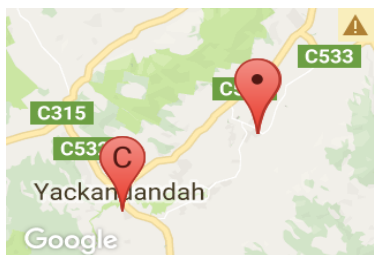
Indicative Selling Price

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

Price Range: \$485,000 to \$530,000

Provided by: Megan Mihaljevic, First National Bonnici & Associates

MEDIAN SALE PRICE



ALLANS FLAT, VIC, 3691

Suburb Median Sale Price (House)

\$535,000

01 January 2017 to 31 December 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.



64 WALLACE RD, ALLANS FLAT, VIC 3691

2 1 1

Sale Price

***\$480,000**

Sale Date: 20/10/2017

Distance from Property: 79m



59 BACK CREEK RD, YACKANDANDAH, VIC

2 1 2

Sale Price

***\$455,500**

Sale Date: 18/01/2018

Distance from Property: 8.5km



62 BACK CREEK RD, YACKANDANDAH, VIC

- - -

Sale Price

\$535,000

Sale Date: 22/11/2017

Distance from Property: 8.5km



This report has been compiled on 07/03/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - 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

56 WALLACE ROAD, ALLANS FLAT, VIC 3691

Indicative selling price

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

Price Range:

\$485,000 to \$530,000

Median sale price

Median price

\$535,000

House

X

Unit


Suburb

ALLANS FLAT

Period

01 January 2017 to 31 December 2017

Source



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
64 WALLACE RD, ALLANS FLAT, VIC 3691	*\$480,000	20/10/2017
59 BACK CREEK RD, YACKANDANDAH, VIC 3749	*\$455,500	18/01/2018
62 BACK CREEK RD, YACKANDANDAH, VIC 3749	\$535,000	22/11/2017