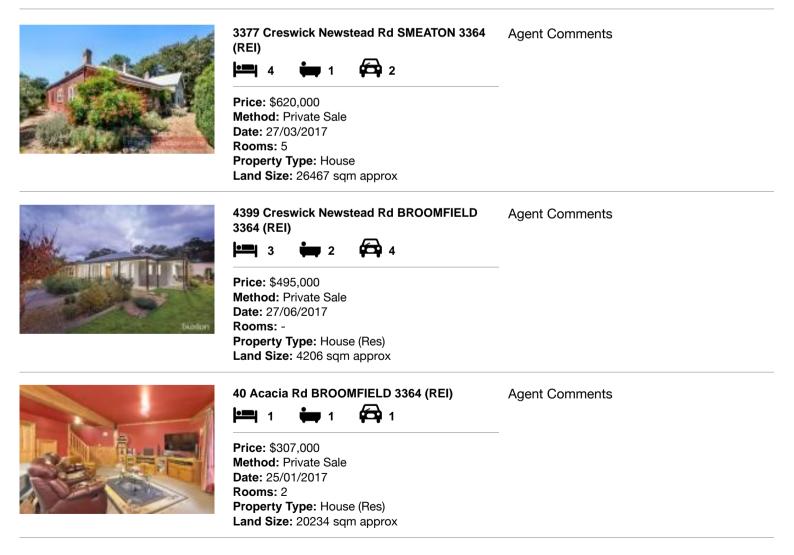






Rooms: Property Type: Agent Comments Indicative Selling Price \$395,000 - \$425,000

Comparable Properties



Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055

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REIV 🗧 propertydata

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.



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 4140 Creswick-newstead Road, Allendale Vic 3364 Including suburb and postcode

Indicative selling price

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

Range betweer	\$395,000			&	\$425,000		
Median sale pr	ice						
Median price			Unit	х	Sub	ourb	Allendale
Period - From		to			Source	REIV	/

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3377 Creswick Newstead Rd SMEATON 3364	\$620,000	27/03/2017
4399 Creswick Newstead Rd BROOMFIELD 3364	\$495,000	27/06/2017
40 Acacia Rd BROOMFIELD 3364	\$307,000	25/01/2017

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