WE DELIVER RESULTS

STATEMENT OF INFORMATION

226 MIDDLETON CREEK ROAD, PORCUPINE RIDGE, VIC 3461
PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



226 MIDDLETON CREEK ROAD,







Indicative Selling Price

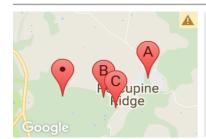
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$800,000 to \$850,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



PORCUPINE RIDGE, VIC, 3461

Suburb Median Sale Price (House)

\$597,500

01 October 2016 to 30 September 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.



51 WOOLNOUGHS RD, PORCUPINE RIDGE,







Sale Price

*\$1,080,000

Sale Date: 06/07/2017

Distance from Property: 2.3km





40 FORDS RD, PORCUPINE RIDGE, VIC 3461







Sale Price

\$700,000

Sale Date: 19/08/2017

Distance from Property: 1.1km





289 SCOTTS LANE, PORCUPINE RIDGE, VIC







Sale Price

\$615.000

Sale Date: 17/03/2017

Distance from Property: 1.4km



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

226 MIDDLETON CREEK ROAD, PORCUPINE RIDGE, VIC 3461

Indicative selling price

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

Price Range: \$800,000 to \$850,000

Median sale price

Median price	\$597,500	House	X	Unit	Suburb	PORCUPINE RIDGE
Period	01 October 2016 to 30 2017	Septembe	er	Source	P	ricefinder

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
51 WOOLNOUGHS RD, PORCUPINE RIDGE, VIC 3461	*\$1,080,000	06/07/2017
40 FORDS RD, PORCUPINE RIDGE, VIC 3461	\$700,000	19/08/2017
289 SCOTTS LANE, PORCUPINE RIDGE, VIC 3461	\$615,000	17/03/2017