

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,**

4
 1
 2

Indicative Selling PriceFor 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,**

6
 4
 3

Sale Price***\$1,080,000**

Sale Date: 06/07/2017

Distance from Property: 2.3km

**40 FORDS RD, PORCUPINE RIDGE, VIC 3461**

2
 1
 2

Sale Price**\$700,000**

Sale Date: 19/08/2017

Distance from Property: 1.1km

**289 SCOTTS LANE, PORCUPINE RIDGE, VIC**

3
 1
 4

Sale Price**\$615,000**

Sale Date: 17/03/2017

Distance from Property: 1.4km



This report has been compiled on 14/11/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - 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

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 September 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
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