

WE DELIVER RESULTS

STATEMENT OF INFORMATION

1448 BALLAN-DAYLESFORD ROAD, KORWEINGUBOORA, VIC 3461

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1448 BALLAN-DAYLESFORD ROAD,

4 1 2

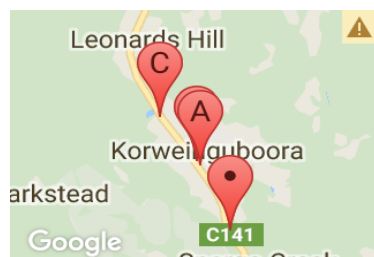
Indicative Selling Price

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

Price Range: \$660,000 to \$680,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



KORWEINGUBOORA, VIC, 3461

Suburb Median Sale Price (House)

\$464,500

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.



1656 BALLAN-DAYLESFORD RD,

3 - -

Sale Price

\$775,000

Sale Date: 02/08/2017

Distance from Property: 2km



1668 BALLAN-DAYLESFORD RD,

3 1 2

Sale Price

\$715,000

Sale Date: 10/06/2016

Distance from Property: 2.2km



1831 BALLAN-DAYLESFORD RD,

2 1 -

Sale Price

\$579,000

Sale Date: 11/11/2016

Distance from Property: 3.7km



This report has been compiled on 17/11/2017 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

1448 BALLAN-DAYLESFORD ROAD, KORWEINGUBOORA, VIC 3461

Indicative selling price

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

Price Range:

\$660,000 to \$680,000

Median sale price

Median price

\$464,500

House

X

Unit


Suburb

KORWEINGUBOORA

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
1656 BALLAN-DAYLESFORD RD, KORWEINGUBOORA, VIC 3461	\$775,000	02/08/2017
1668 BALLAN-DAYLESFORD RD, KORWEINGUBOORA, VIC 3461	\$715,000	10/06/2016
1831 BALLAN-DAYLESFORD RD, KORWEINGUBOORA, VIC 3461	\$579,000	11/11/2016