

WE DELIVER RESULTS

STATEMENT OF INFORMATION

111B RAGLAN STREET, DAYLESFORD, VIC 3460

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



111B RAGLAN STREET, DAYLESFORD,



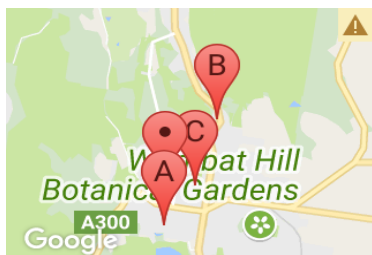
Indicative Selling Price

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

Price Range: \$160,000 to \$180,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (Vacant Land)

\$214,000

01 July 2016 to 30 June 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.



82 CENTRAL SPRINGS RD, DAYLESFORD, VIC



Sale Price

\$180,000

Sale Date: 11/05/2016

Distance from Property: 569m



6 HEPBURN RD, DAYLESFORD, VIC 3460



Sale Price

\$195,000

Sale Date: 13/01/2017

Distance from Property: 1.2km



2/4 ELSBETH CRT, DAYLESFORD, VIC 3460



Sale Price

\$127,500

Sale Date: 05/08/2016

Distance from Property: 389m



This report has been compiled on 06/07/2017 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

111B RAGLAN STREET, DAYLESFORD, VIC 3460

Indicative selling price

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

Price Range:

\$160,000 to \$180,000

Median sale price

Median price

\$214,000

House

Unit

Suburb

DAYLESFORD

Period

01 July 2016 to 30 June 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
82 CENTRAL SPRINGS RD, DAYLESFORD, VIC 3460	\$180,000	11/05/2016
6 HEPBURN RD, DAYLESFORD, VIC 3460	\$195,000	13/01/2017
2/4 ELSBETH CRT, DAYLESFORD, VIC 3460	\$127,500	05/08/2016