

WE DELIVER RESULTS

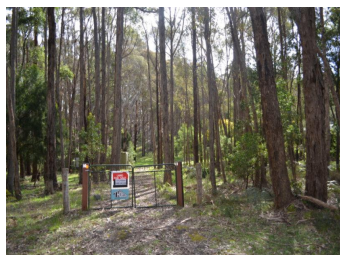
STATEMENT OF INFORMATION

10 BURMA TRACK, EGANSTOWN, VIC 3461

PREPARED BY MICHAEL DEVINCENTIS , BIGGIN & SCOTT DAYLESFORD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 BURMA TRACK, EGANSTOWN, VIC

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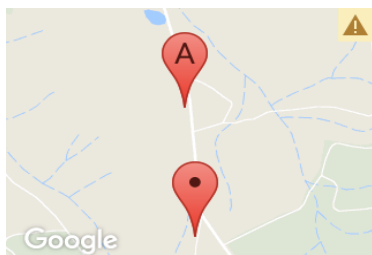
Indicative Selling Price

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

Single Price: **\$75,000**

Provided by: Michael DeVincentis , Biggin & Scott Daylesford

MEDIAN SALE PRICE



EGANSTOWN, VIC, 3461

Suburb Median Sale Price (Vacant Land)

\$182,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



40 CEMETERY RD, EGANSTOWN, VIC 3461

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Sale Price

***\$160,000**

Sale Date: 14/08/2017

Distance from Property: 466m



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	10 BURMA TRACK, EGANSTOWN, VIC 3461
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Indicative selling price

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

Single Price:	\$75,000
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Median sale price

Median price	\$182,500	House	☒	Unit	☐	Suburb	EGANSTOWN
Period	01 January 2017 to 31 December 2017			Source			

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
40 CEMETERY RD, EGANSTOWN, VIC 3461	*\$160,000	14/08/2017