WE DELIVER RESULTS

STATEMENT OF INFORMATION

230 BACK SETTLEMENT ROAD, KORWEINGUBOORA, VIC 3461 PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



635.1m

KORWEINGUBOORA, VIC, 3461

Suburb Median Sale Price (House)

\$450,000

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.

| 2 | 1668 BALLAN-DAYLESFORD RD, | 📇 3 🗁 1 🚓 2 |
|----------------|--|-------------------------------|
| | Sale Price \$715,000 Sale Date: 10/06/2016 | |
| and the second | | Distance from Property: 1.3km |
| < | 1677 BALLAN-DAYLESFORD RD, | 📇 3 🔄 2 🚓 5 |
| | Sale Price \$590,000 Sale Date: 26/10/2017 | |
| | | Distance from Property: 1.4km |

This report has been compiled on 19/01/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - 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 230 BACK SETTLEMENT ROAD, KORWEINGUBOORA, VIC 3461 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Single Price: \$600,000 Median sale price KORWEINGUBOOR Х Suburb House Median price \$450,000 Unit А 01 January 2017 to 31 December Period Source pricefinder 2017

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 |
|---|-----------|--------------|
| 1668 BALLAN-DAYLESFORD RD, KORWEINGUBOORA, VIC 3461 | \$715,000 | 10/06/2016 |
| 1677 BALLAN-DAYLESFORD RD, KORWEINGUBOORA, VIC 3461 | \$590,000 | 26/10/2017 |