

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



230 BACK SETTLEMENT ROAD,

2 1 10

Indicative Selling Price

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

Single Price: \$600,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



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.



1668 BALLAN-DAYLESFORD RD,

3 1 2

Sale Price

\$715,000

Sale Date: 10/06/2016

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



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

230 BACK SETTLEMENT ROAD, KORWEINGUBOORA, VIC 3461

Indicative selling price

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

Single Price:

\$600,000

Median sale price

Median price

\$450,000

House

X

Unit


Suburb

KORWEINGUBOORA

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