

WE DELIVER RESULTS

STATEMENT OF INFORMATION

2 BURMA TRACK, EGANSTOWN, VIC 3461

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 BURMA TRACK, EGANSTOWN, VIC 3461  4  1  3

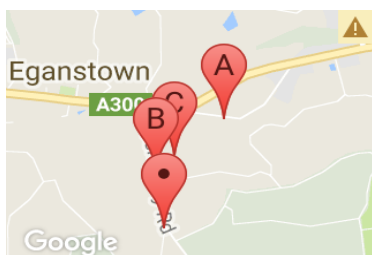
Indicative Selling Price

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

Price Range: \$400,000 to \$420,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



EGANSTOWN, VIC, 3461

Suburb Median Sale Price (House)

\$480,000

01 October 2016 to 30 September 2017

Provided by: 

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.



36 OLD MAIN RD, EGANSTOWN, VIC 3461  4  2  2

Sale Price

***\$460,000**

Sale Date: 14/07/2017

Distance from Property: 883m



40 CEMETERY RD, EGANSTOWN, VIC 3461  3  1  2

Sale Price

\$445,000

Sale Date: 09/05/2017

Distance from Property: 408m



9 KINTER RD, EGANSTOWN, VIC 3461  3  2  2

Sale Price

\$480,000

Sale Date: 24/12/2016

Distance from Property: 517m



This report has been compiled on 02/11/2017 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

2 BURMA TRACK, EGANSTOWN, VIC 3461

Indicative selling price

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

Price Range:

\$400,000 to \$420,000

Median sale price

Median price

\$480,000

House

X

Unit


Suburb

EGANSTOWN

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
36 OLD MAIN RD, EGANSTOWN, VIC 3461	*\$460,000	14/07/2017
40 CEMETERY RD, EGANSTOWN, VIC 3461	\$445,000	09/05/2017
9 KINTER RD, EGANSTOWN, VIC 3461	\$480,000	24/12/2016