

WE DELIVER RESULTS

STATEMENT OF INFORMATION

16 EASTERN HILL ROAD, BLAMPIED, VIC 3364

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 EASTERN HILL ROAD, BLAMPIED, VIC



Indicative Selling Price

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

Price Range: \$460,000 to \$480,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



BLAMPIED, VIC, 3364

Suburb Median Sale Price (Vacant Land)

01 October 2016 to 30 September 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.



MIDLAND HWY, EGANSTOWN, VIC 3461



Sale Price

\$225,000

Sale Date: 13/08/2016

Distance from Property: 1.4km



218 EASTERN HILL RD, BLAMPIED, VIC 3364



Sale Price

\$615,000

Sale Date: 27/06/2016

Distance from Property: 1.9km



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

16 EASTERN HILL ROAD, BLAMPIED, VIC 3364

Indicative selling price

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

Price Range:

\$460,000 to \$480,000

Median sale price

Median price

House

Unit


Suburb

BLAMPIED

Period

01 October 2016 to 30 September 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
MIDLAND HWY, EGANSTOWN, VIC 3461	\$225,000	13/08/2016
218 EASTERN HILL RD, BLAMPIED, VIC 3364	\$615,000	27/06/2016