# 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



## **BLAMPIED**, VIC, 3364

Suburb Median Sale Price (Vacant Land)

01 October 2016 to 30 September 2017

Provided by: pricefinder

Distance from Property: 1.9km

## **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.



This report has been compiled on 30/11/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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MEDIAN SALE PRICE



## 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

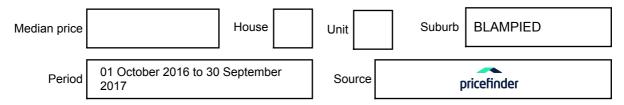
#### Indicative selling price

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

Price Range:

\$460,000 to \$480,000

#### Median sale price



#### **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