

WE DELIVER RESULTS

STATEMENT OF INFORMATION

885 PORCUPINE RIDGE ROAD, PORCUPINE RIDGE, VIC 3461

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



885 PORCUPINE RIDGE ROAD,

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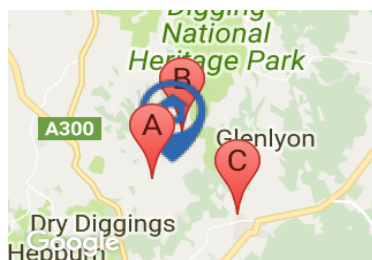
Indicative Selling Price

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

\$475,000 to \$520,000

Provided by: Rae Corris, Biggin & Scott Daylesford

SUBURB MEDIAN



PORCUPINE RIDGE, VIC, 3461

Suburb Median Sale Price (Vacant Land)

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

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.



475 LESLIES RD, PORCUPINE RIDGE, VIC 3461

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Sale Price

\$385,000

Sale Date: 13/08/2016

Distance from Property: 1.4km



1120 PORCUPINE RIDGE RD, PORCUPINE

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Sale Price

\$765,000

Sale Date: 23/07/2016

Distance from Property: 1.8km



30 GREEN GULLY RD, GLENLYON, VIC 3461

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Sale Price

\$273,500

Sale Date: 17/08/2015

Distance from Property: 4.5km



This report has been compiled on 31/05/2017 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

885 PORCUPINE RIDGE ROAD, PORCUPINE RIDGE, VIC 3461

Indicative selling price

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

Single Price / Range

\$475,000 to \$520,000

Median sale price

Median price

House

Unit

Suburb

PORCUPINE RIDGE

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

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
475 LESLIES RD, PORCUPINE RIDGE, VIC 3461	\$385,000	13/08/2016
1120 PORCUPINE RIDGE RD, PORCUPINE RIDGE, VIC 3461	\$765,000	23/07/2016
30 GREEN GULLY RD, GLENLYON, VIC 3461	\$273,500	17/08/2015