

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

3 HOGANS LANE, MUSK VALE, VIC 3461

 3  2  4

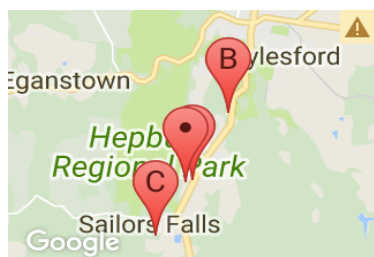
Indicative Selling Price

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

Single Price: **\$850,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



MUSK VALE, VIC, 3461

Suburb Median Sale Price (House)

\$468,750

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.



2529 BALLAN-DAYLESFORD RD, MUSK VALE,

 3  1  2

Sale Price

\$442,500

Sale Date: 03/06/2017

Distance from Property: 195m



16 STONY CREEK RD, DAYLESFORD, VIC 3460

 3  2  2

Sale Price

\$870,000

Sale Date: 13/04/2017

Distance from Property: 2.3km



32 MUIR RD, SAILORS FALLS, VIC 3461

 4  2  4

Sale Price

\$990,000

Sale Date: 25/07/2016

Distance from Property: 1.7km



This report has been compiled on 30/10/2017 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

3 HOGANS LANE, MUSK VALE, VIC 3461

Indicative selling price

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

Single Price:

\$850,000

Median sale price

Median price

\$468,750

House

X

Unit


Suburb

MUSK VALE

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
2529 BALLAN-DAYLESFORD RD, MUSK VALE, VIC 3461	\$442,500	03/06/2017
16 STONY CREEK RD, DAYLESFORD, VIC 3460	\$870,000	13/04/2017
32 MUIR RD, SAILORS FALLS, VIC 3461	\$990,000	25/07/2016