

## STATEMENT OF INFORMATION

40 CEMETERY ROAD, EGANSTOWN, VIC 3461

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

## STATEMENT OF INFORMATION



**40 CEMETERY ROAD, EGANSTOWN, VIC**

3 1 2

Indicative Selling Price  
**\$420,000 to \$430,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

## SUBURB MEDIAN



**EGANSTOWN, VIC, 3461**

Suburb Median Sale Price (House)  
**\$435,500**

12 Months ending Mar '17

Provided by: pricefinder

## COMPARABLE PROPERTIES



**9 KINTER RD, EGANSTOWN, VIC 3461**

3 2 2

Sale Price  
**\$480,000**

Sale Date: 24/12/2016

Distance from Property: 160m



**101 OLD MAIN RD, EGANSTOWN, VIC 3461**

3 1 4

Sale Price  
**\$360,000**

Sale Date: 01/08/2016

Distance from Property: 1.1km



**61 DEEP SPRING RD, EGANSTOWN, VIC 3461**

3 2 2

Sale Price  
**\$431,000**

Sale Date: 29/07/2016

Distance from Property: 1.6km



This report has been compiled on 30/04/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 7 BASALT RD, EGANSTOWN, VIC 3461

3 1 2

Sale Price

**\$310,000**

Sale Date: 16/05/2016

Distance from Property: 1.6km



## 51 DEEP SPRING RD, EGANSTOWN, VIC 3461

3 1 1

Sale Price

**\$440,000**

Sale Date: 07/04/2016

Distance from Property: 1.5km



## 9 DEEP SPRING RD, EGANSTOWN, VIC 3461

4 2 2

Sale Price

**\$530,000**

Sale Date: 09/09/2016

Distance from Property: 1.1km



## MIDLAND HWY, EGANSTOWN, VIC 3461

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Sale Price

**\$225,000**

Sale Date: 13/08/2016

Distance from Property: 1.9km

