

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

4260 MIDLAND HIGHWAY, EGANSTOWN, VIC 3461

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**4260 MIDLAND HIGHWAY, EGANSTOWN,**

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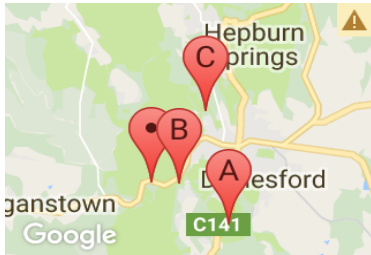


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**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**\$170,000 to \$180,000**

Provided by: Rae Corris, Biggin &amp; Scott Daylesford

## SUBURB MEDIAN

**EGANSTOWN, VIC, 3461****Suburb Median Sale Price (Vacant Land)****\$225,000**

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.

**12 SOUTH AJAX RD, DAYLESFORD, VIC 3460**

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**Sale Price****\$375,000**

Sale Date: 12/05/2016

Distance from Property: 2.3km

**195 OLD BALLARAT RD, SAILORS HILL, VIC**

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**Sale Price****\$119,000**

Sale Date: 08/12/2016

Distance from Property: 723m

**26 DYNAMITE RD, DAYLESFORD, VIC 3460**

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**Sale Price****\$233,000**

Sale Date: 23/02/2017

Distance from Property: 2.5km



This report has been compiled on 04/06/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

4260 MIDLAND HIGHWAY, EGANSTOWN, VIC 3461

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$170,000 to \$180,000

### Median sale price

Median price

\$225,000

House

Unit

Suburb

EGANSTOWN

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
12 SOUTH AJAX RD, DAYLESFORD, VIC 3460	\$375,000	12/05/2016
195 OLD BALLARAT RD, SAILORS HILL, VIC 3461	\$119,000	08/12/2016
26 DYNAMITE RD, DAYLESFORD, VIC 3460	\$233,000	23/02/2017