

WE DELIVER RESULTS

STATEMENT OF INFORMATION

"OLD GLENDARUEL SCHOOL" 1337 COGHILLS CREEK ROAD, GLENDARUEL, VIC 3363

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"OLD GLENDARUEL SCHOOL" 1337

4 2 2

Indicative Selling Price

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

Price Range: **\$530,000 to \$560,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



GLENDARUEL, VIC, 3363

Suburb Median Sale Price (House)

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.



1368 COGHILLS CREEK RD, GLENDARUEL, VIC

5 1 1

Sale Price

\$415,000

Sale Date: 18/07/2016

Distance from Property: 166m



77 GRIFFINS RD, COGHILLS CREEK, VIC 3364

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Sale Price

\$452,500

Sale Date: 29/04/2016

Distance from Property: 3.7km



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

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GLENDARUEL, VIC 3363

Indicative selling price

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Price Range:

\$530,000 to \$560,000

Median sale price

Median price

House

X

Unit


Suburb

GLENDARUEL

Period

01 October 2016 to 30 September 2017

Source



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
1368 COGHILLS CREEK RD, GLENDARUEL, VIC 3363	\$415,000	18/07/2016
77 GRIFFINS RD, COGHILLS CREEK, VIC 3364	\$452,500	29/04/2016