

WE DELIVER RESULTS

STATEMENT OF INFORMATION

240 KANGAROO HILLS ROAD, BLAMPIED, VIC 3364

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



240 KANGAROO HILLS ROAD, BLAMPIED,  2  1  4

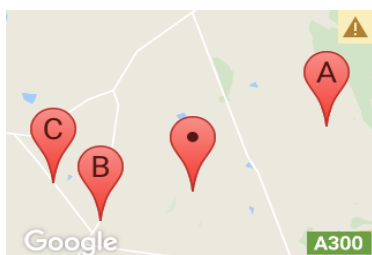
Indicative Selling Price

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

Price Range: \$650,000 to \$670,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



BLAMPIED, VIC, 3364

Suburb Median Sale Price (House)

\$480,000

01 January 2017 to 31 December 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.



218 EASTERN HILL RD, BLAMPIED, VIC 3364  3  1  2

Sale Price

\$615,000

Sale Date: 27/06/2016

Distance from Property: 4km



2081 WERONA-KINGSTON RD, BLAMPIED, VIC  4  1  5

Sale Price

\$451,500

Sale Date: 20/07/2016

Distance from Property: 2.6km



809 DAYLESFORD-CLUNES RD, SMEATON, VIC  4  1  8

Sale Price

\$685,000

Sale Date: 14/09/2016

Distance from Property: 3.7km



This report has been compiled on 10/01/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - 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

240 KANGAROO HILLS ROAD, BLAMPIED, VIC 3364

Indicative selling price

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

Price Range:

\$650,000 to \$670,000

Median sale price

Median price

\$480,000

House

X

Unit


Suburb

BLAMPIED

Period

01 January 2017 to 31 December 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
218 EASTERN HILL RD, BLAMPIED, VIC 3364	\$615,000	27/06/2016
2081 WERONA-KINGSTON RD, BLAMPIED, VIC 3364	\$451,500	20/07/2016
809 DAYLESFORD-CLUNES RD, SMEATON, VIC 3364	\$685,000	14/09/2016