

WE DELIVER RESULTS

STATEMENT OF INFORMATION

30 BRADSHAW COURT, BLAMPIED, VIC 3364

PREPARED BY MICHAEL DEVINCENTIS , BIGGIN & SCOTT DAYLESFORD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 BRADSHAW COURT, BLAMPIED, VIC

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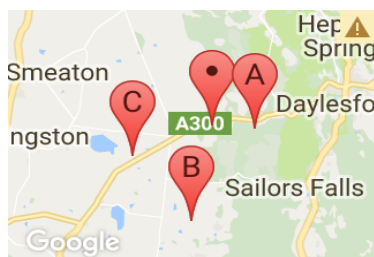
Indicative Selling Price

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

Price Range: \$180,000 to \$195,000

Provided by: Michael DeVincentis , Biggin & Scott Daylesford

MEDIAN SALE PRICE



BLAMPIED, VIC, 3364

Suburb Median Sale Price (Vacant Land)

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.



40 CEMETERY RD, EGANSTOWN, VIC 3461

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Sale Price

***\$160,000**

Sale Date: 14/08/2017

Distance from Property: 2.2km



105 LANGDONS HILL RD, LANGDONS HILL,

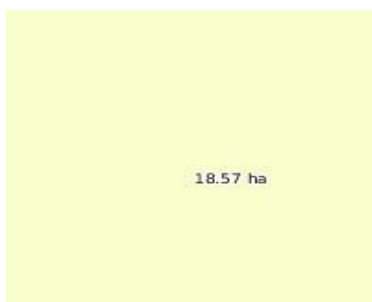
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Sale Price

\$125,000

Sale Date: 28/03/2017

Distance from Property: 5.6km



3171 MIDLAND HWY, NEWLYN NORTH, VIC

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Sale Price

\$260,000

Sale Date: 02/10/2017

Distance from Property: 4.5km



This report has been compiled on 25/01/2018 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

30 BRADSHAW COURT, BLAMPIED, VIC 3364

Indicative selling price

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

Price Range:

\$180,000 to \$195,000

Median sale price

Median price

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
40 CEMETERY RD, EGANSTOWN, VIC 3461	*\$160,000	14/08/2017
105 LANGDONS HILL RD, LANGDONS HILL, VIC 3363	\$125,000	28/03/2017
3171 MIDLAND HWY, NEWLYN NORTH, VIC 3364	\$260,000	02/10/2017