

WE DELIVER RESULTS

STATEMENT OF INFORMATION

1667 BALLAN-DAYLESFORD ROAD, KORWEINGUBOORA, VIC 3461

PREPARED BY RAE CORRIS, OFFICE PHONE: 03 53482328

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1667 BALLAN-DAYLESFORD ROAD,

4 2 4

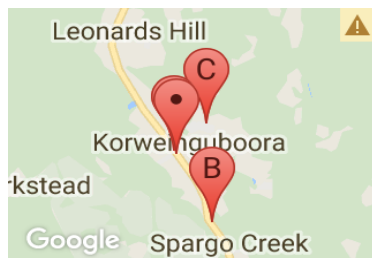
Indicative Selling Price

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

Single Price: \$745,000

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



KORWEINGUBOORA, VIC, 3461

Suburb Median Sale Price (House)

\$464,500

01 January 2017 to 31 December 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.



1677 BALLAN-DAYLESFORD RD,

3 2 5

Sale Price

\$590,000

Sale Date: 26/10/2017

Distance from Property: 72m



1448 BALLAN-DAYLESFORD RD,

4 2 2

Sale Price

***\$700,000**

Sale Date: 24/11/2017

Distance from Property: 2.2km



136 BACK SETTLEMENT RD,

4 2 5

Sale Price

***\$820,000**

Sale Date: 24/01/2018

Distance from Property: 1.2km



This report has been compiled on 16/03/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

1667 BALLAN-DAYLESFORD ROAD, KORWEINGUBOORA, VIC 3461

Indicative selling price

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

Single Price:

\$745,000

Median sale price

Median price

\$464,500

House

X

Unit


Suburb

KORWEINGUBOORA

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
1677 BALLAN-DAYLESFORD RD, KORWEINGUBOORA, VIC 3461	\$590,000	26/10/2017
1448 BALLAN-DAYLESFORD RD, KORWEINGUBOORA, VIC 3461	*\$700,000	24/11/2017
136 BACK SETTLEMENT RD, KORWEINGUBOORA, VIC 3461	*\$820,000	24/01/2018