

STATEMENT OF INFORMATION

26 LEGGATT ST, DAYLESFORD, VIC 3460

PREPARED BY MICHAEL DEVINCENTIS, BIGGIN & SCOTT DAYLESFORD

WE DELIVER...

Biggin & Scott

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 LEGGATT ST, DAYLESFORD, VIC 3460



Indicative Selling Price

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

Price Range: \$390,000 to \$420,000

Provided by: Michael DeVincentis, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (Vacant Land)

\$214,000

01 July 2016 to 30 June 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.



61 CENTRAL SPRINGS RD, DAYLESFORD, VIC



Sale Price

\$320,000

Sale Date: 10/05/2016

Distance from Property: 1km



41 TABLE HILL RD, DAYLESFORD, VIC 3460



Sale Price

\$430,000

Sale Date: 24/05/2016

Distance from Property: 896m



This report has been compiled on 29/09/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - 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

26 LEGGATT ST, DAYLESFORD, VIC 3460

Indicative selling price

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

Price Range:

\$390,000 to \$420,000

Median sale price

Median price

\$214,000

House

X

Unit


Suburb

DAYLESFORD

Period

01 July 2016 to 30 June 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
61 CENTRAL SPRINGS RD, DAYLESFORD, VIC 3460	\$320,000	10/05/2016
41 TABLE HILL RD, DAYLESFORD, VIC 3460	\$430,000	24/05/2016