

WE DELIVER
RESULTS

STATEMENT OF INFORMATION

BALLAN-DAYLESFORD ROAD, DAYLESFORD, VIC 3460

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



BALLAN-DAYLESFORD ROAD,



Indicative Selling Price

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

Single Price: **\$260,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (Vacant Land)

\$175,000

01 April 2017 to 31 March 2018

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.



9 NORTH ST, DAYLESFORD, VIC 3460



Sale Price

\$252,500

Sale Date: 22/12/2017

Distance from Property: 4.2km



20 FULCHER ST, DAYLESFORD, VIC 3460



Sale Price

***\$213,000**

Sale Date: 07/05/2018

Distance from Property: 2.8km



This report has been compiled on 17/05/2018 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

BALLAN-DAYLESFORD ROAD, DAYLESFORD, VIC 3460

Indicative selling price

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

Single Price:

\$260,000

Median sale price

Median price

\$175,000

House

Unit


Suburb

DAYLESFORD

Period

01 April 2017 to 31 March 2018

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
9 NORTH ST, DAYLESFORD, VIC 3460	\$252,500	22/12/2017
20 FULCHER ST, DAYLESFORD, VIC 3460	*\$213,000	07/05/2018