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,







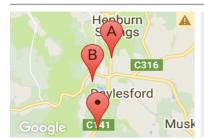
Indicative Selling Price

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

Distance from Property: 2.8km







***\$213,000**

Sale Date: 07/05/2018



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sal

Address Including suburb and postcode	BALLAN-DAYLESFORD ROAD, DAYLESFORD, VIC 3460
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotir					
Single Price:	\$260,000				

Median sale price

Median price	\$175,000	House	Unit	Suburb	DAYLESFORD
Period	01 April 2017 to 31 March 2018		Source		ricefinder

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