

# STATEMENT OF INFORMATION

107 TOLMER ROAD, DAISY HILL, VIC 3465

PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**107 TOLMER ROAD, DAISY HILL, VIC 3465**  -  -  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price:** **120,000**

Provided by: Coby Perry, Professionals Maryborough

## MEDIAN SALE PRICE



### DAISY HILL, VIC, 3465

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.



**20 TRICKEYS RD, MOONLIGHT FLAT, VIC 3465**  -  -  -

### Sale Price

**\$115,000**

Sale Date: 04/08/2016

Distance from Property: 8.6km



**9 LOGAN RD, BOWENVALE, VIC 3465**  -  -  -

### Sale Price

**\$128,000**

Sale Date: 27/09/2017

Distance from Property: 9.8km



**20 DUNN RD, AMHERST, VIC 3371**  -  -  -

### Sale Price

**\*\$111,000**

Sale Date: 23/10/2017

Distance from Property: 8.7km



This report has been compiled on 31/01/2018 by Professionals Maryborough. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

107 TOLMER ROAD, DAISY HILL, VIC 3465

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

120,000

Median sale price

Median price

House

X

Unit


Suburb

DAISY HILL

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
20 TRICKEYS RD, MOONLIGHT FLAT, VIC 3465	\$115,000	04/08/2016
9 LOGAN RD, BOWENVALE, VIC 3465	\$128,000	27/09/2017
20 DUNN RD, AMHERST, VIC 3371	*\$111,000	23/10/2017