

## STATEMENT OF INFORMATION

11 CONNELLS GULLY RD, DAYLESFORD, VIC 3460

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

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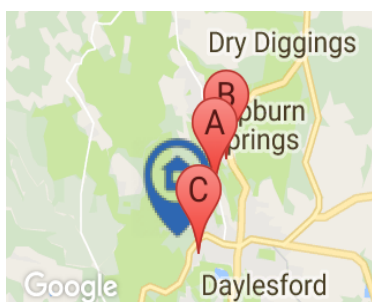


**11 CONNELLS GULLY RD, DAYLESFORD,** 3 1 2

Indicative Selling Price  
**\$490,000 to \$510,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

## SUBURB MEDIAN



**DAYLESFORD, VIC, 3460**

Suburb Median Sale Price (House)  
**\$464,000**

12 Months ending Mar '17

Provided by: pricefinder

## COMPARABLE PROPERTIES



**2 INDIGO LANE, HEPBURN, VIC 3461** 3 1 1

Sale Price  
**\$487,500**

Sale Date: 26/01/2017

Distance from Property: 1.6km



**5 SECOND ST, HEPBURN SPRINGS, VIC 3461** 3 2 2

Sale Price  
**\$470,000**

Sale Date: 01/08/2016

Distance from Property: 2.3km



**9 TABLE HILL RD, DAYLESFORD, VIC 3460** 4 2 3

Sale Price  
**\$575,000**

Sale Date: 20/04/2016

Distance from Property: 676m



This report has been compiled on 09/05/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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