

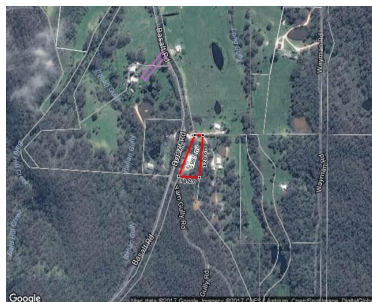
WE DELIVER RESULTS

STATEMENT OF INFORMATION

950 BASALT ROAD, SHEPHERDS FLAT, VIC 3461

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

STATEMENT OF INFORMATION



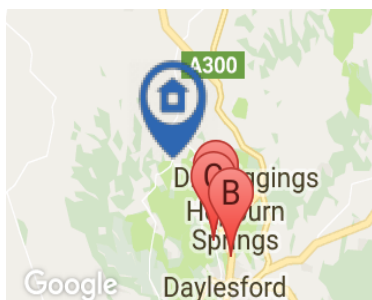
950 BASALT ROAD, SHEPHERDS FLAT,

2 2 4

Indicative Selling Price
\$780,000 to \$795,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

SUBURB MEDIAN



SHEPHERDS FLAT, VIC, 3461

Suburb Median Sale Price (House)

12 Months ending Mar '17

Provided by: pricefinder

COMPARABLE PROPERTIES



34 LAKESIDE DR, HEPBURN, VIC 3461

3 2 2

Sale Price
\$805,000

Sale Date: 27/07/2016

Distance from Property: 4.1km



10 HEPBURN RD, DAYLESFORD, VIC 3460

3 2 2

Sale Price
Price Withheld

Sale Date: 20/04/2017

Distance from Property: 5.6km



22 WESTERN AVE, HEPBURN, VIC 3461

3 3 1

Sale Price
\$768,000

Sale Date: 05/05/2016

Distance from Property: 4.5km



This report has been compiled on 03/05/2017 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.