

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1670 Ballan-daylesford Road, Korweinguboorra Vic 3461

Indicative selling price

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

Single price \$465,000

Median sale price*

Median price

Property Type

Suburb

Korweinguboorra

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	62 Mulgrew Rd KORWEINGUBOORA 3461	\$482,500	27/05/2019
2	2175 Ballan Daylesford Rd LEONARDS HILL 3461	\$441,599	30/01/2019
3	1670 Ballan daylesford Rd KORWEINGUBOORA 3461	\$425,000	03/04/2019

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

22/07/2020 18:17

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

1670 Ballan-daylesford Road, Korweinguboorra Vic 3461

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Indicative Selling Price
\$465,000
No median price available



3 2 3

Property Type: House (Res)
Land Size: 2130 sqm approx
Agent Comments

Comparable Properties



62 Mulgrew Rd KORWEINGUBOORA 3461 (REI)

Agent Comments

3 2 1

Price: \$482,500
Method: Private Sale
Date: 27/05/2019
Property Type: House
Land Size: 40470 sqm approx



2175 Ballan Daylesford Rd LEONARDS HILL 3461 (REI/VG)

Agent Comments

3 1 2

Price: \$441,599
Method: Private Sale
Date: 30/01/2019
Property Type: House
Land Size: 6915 sqm approx



1670 Ballan daylesford Rd KORWEINGUBOORA 3461 (REI/VG)

Agent Comments

3 2 3

Price: \$425,000
Method: Private Sale
Date: 03/04/2019
Property Type: House
Land Size: 2130 sqm approx

Account - Belle Property Daylesford | P: +61 3 5348 1700