

WE DELIVER RESULTS

STATEMENT OF INFORMATION

30A HEPBURN ROAD, DAYLESFORD, VIC 3460

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**30A HEPBURN ROAD, DAYLESFORD, VIC**  3  3  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$540,000 to \$560,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE

**DAYLESFORD, VIC, 3460**

Suburb Median Sale Price (House)

\$470,000

01 July 2016 to 30 June 2017

Provided by:  pricefinder

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.

**26 MAIN RD, HEPBURN SPRINGS, VIC 3461**  3  1  4

Sale Price

\$505,000

Sale Date: 24/01/2017

Distance from Property: 722m

**36 WEST ST, DAYLESFORD, VIC 3460**  2  1  2

Sale Price

\$670,000

Sale Date: 21/09/2016

Distance from Property: 1km

**29 JAMIESON ST, DAYLESFORD, VIC 3460**  4  3  6

Sale Price

\$570,000

Sale Date: 15/12/2016

Distance from Property: 1km

This report has been compiled on 01/07/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - 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

30A HEPBURN ROAD, DAYLESFORD, VIC 3460

Indicative selling price

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

Price Range:

\$540,000 to \$560,000

Median sale price

Median price

\$470,000

House

X

Unit


Suburb

DAYLESFORD

Period

01 July 2016 to 30 June 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
26 MAIN RD, HEPBURN SPRINGS, VIC 3461	\$505,000	24/01/2017
36 WEST ST, DAYLESFORD, VIC 3460	\$670,000	21/09/2016
29 JAMIESON ST, DAYLESFORD, VIC 3460	\$570,000	15/12/2016