WE DELIVER RESULTS

STATEMENT OF INFORMATION

3006 BALLAN-DAYLESFORD ROAD, DAYLESFORD, VIC 3460 PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD 0408 358 772





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3006 BALLAN-DAYLESFORD ROAD,







Indicative Selling Price

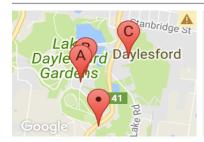
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$450,000 to \$470,000

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (House)

\$505,000

01 January 2017 to 31 December 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.



48 LEGGATT ST, DAYLESFORD, VIC 3460







Sale Price

*\$413,000

Sale Date: 18/11/2017

Distance from Property: 684m





43 LEGGATT ST, DAYLESFORD, VIC 3460







Sale Price

\$500,000

Sale Date: 19/07/2017

Distance from Property: 762m





73 DUKE ST, DAYLESFORD, VIC 3460







Sale Price

\$450.000

Sale Date: 09/10/2017

Distance from Property: 1.1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

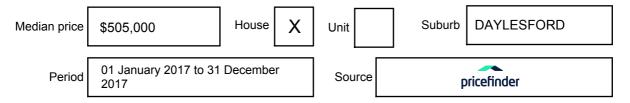
Address Including suburb and postcode	3006 BALLAN-DAYLESFORD ROAD, DAYLESFORD, VIC 3460
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Indicative selling price

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

Price Range: \$450,000 to \$470,000

Median sale price



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
48 LEGGATT ST, DAYLESFORD, VIC 3460	*\$413,000	18/11/2017
43 LEGGATT ST, DAYLESFORD, VIC 3460	\$500,000	19/07/2017
73 DUKE ST, DAYLESFORD, VIC 3460	\$450,000	09/10/2017