

WE DELIVER RESULTS

STATEMENT OF INFORMATION

29 DEEP SPRING ROAD, EGANSTOWN, VIC 3461

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 DEEP SPRING ROAD, EGANSTOWN,

3 1 1

Indicative Selling Price

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

Single Price: \$425,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



EGANSTOWN, VIC, 3461

Suburb Median Sale Price (House)

\$452,500

01 April 2017 to 31 March 2018

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.



61 DEEP SPRING RD, EGANSTOWN, VIC 3461

3 2 4

Sale Price

\$520,000

Sale Date: 31/10/2017

Distance from Property: 348m



36 OLD MAIN RD, EGANSTOWN, VIC 3461

3 2 2

Sale Price

\$460,000

Sale Date: 08/07/2017

Distance from Property: 1.4km



2 BURMA TRK, EGANSTOWN, VIC 3461

4 1 3

Sale Price

***\$405,000**

Sale Date: 18/01/2018

Distance from Property: 1.5km



This report has been compiled on 05/05/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - 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

29 DEEP SPRING ROAD, EGANSTOWN, VIC 3461

Indicative selling price

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

Single Price:

\$425,000

Median sale price

Median price

\$452,500

House

X

Unit


Suburb

EGANSTOWN

Period

01 April 2017 to 31 March 2018

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
61 DEEP SPRING RD, EGANSTOWN, VIC 3461	\$520,000	31/10/2017
36 OLD MAIN RD, EGANSTOWN, VIC 3461	\$460,000	08/07/2017
2 BURMA TRK, EGANSTOWN, VIC 3461	*\$405,000	18/01/2018