

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

419 SHEPHERDS HILL ROAD, LAURISTON, VIC 3444

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

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**419 SHEPHERDS HILL ROAD, LAURISTON,**  **3**  **2**  **-**

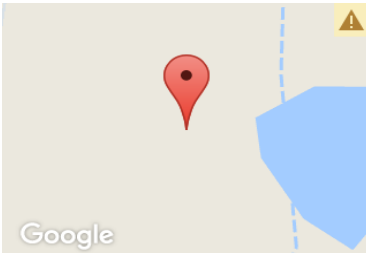
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$1,300,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

## MEDIAN SALE PRICE



**LAURISTON, VIC, 3444**

Suburb Median Sale Price (House)

**\$682,500**

01 January 2017 to 31 December 2017

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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.

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<br>Including suburb and<br>postcode | 419 SHEPHERDS HILL ROAD, LAURISTON, VIC 3444 |
|---|--|

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |             |
|---------------|-------------|
| Single Price: | \$1,300,000 |
|---------------|-------------|

Median sale price

|              |                                     |       |                                     |        |  |        |           |
|--------------|-------------------------------------|-------|-------------------------------------|--------|--|--------|-----------|
| Median price | \$682,500                           | House | <input checked="" type="checkbox"/> | Unit   | <input type="checkbox"/>   | Suburb | LAURISTON |
| Period       | 01 January 2017 to 31 December 2017 |       |                                     | Source |  |        |           |

Comparable property sales

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.