

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2891 BALLAN-DAYLESFORD ROAD,



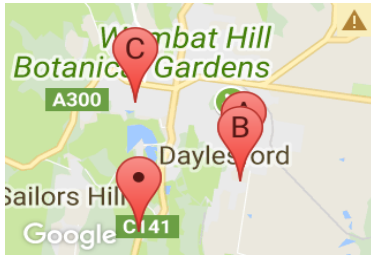
Indicative Selling Price

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

Single Price: \$190,000

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (Vacant Land)

\$233,000

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.



69 FRAZER ST, DAYLESFORD, VIC 3460



Sale Price

\$150,000

Sale Date: 08/04/2016

Distance from Property: 1.7km



4 MACADAM ST, DAYLESFORD, VIC 3460



Sale Price

\$200,000

Sale Date: 21/04/2016

Distance from Property: 1.5km



82 CENTRAL SPRINGS RD, DAYLESFORD, VIC



Sale Price

\$180,000

Sale Date: 11/05/2016

Distance from Property: 1.9km



This report has been compiled on 22/08/2017 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

2891 BALLAN-DAYLESFORD ROAD, DAYLESFORD, VIC 3460

Indicative selling price

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

Single Price: \$190,000

Median sale price

Median price

\$233,000

House

Unit

Suburb

DAYLESFORD

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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
69 FRAZER ST, DAYLESFORD, VIC 3460	\$150,000	08/04/2016
4 MACADAM ST, DAYLESFORD, VIC 3460	\$200,000	21/04/2016
82 CENTRAL SPRINGS RD, DAYLESFORD, VIC 3460	\$180,000	11/05/2016