WE DELIVER... **Biggin&Scott**

STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980
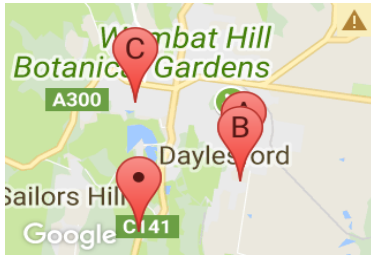

2891 BALLAN-DAYLESFORD ROAD,

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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

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Sale Price

$150,000

Sale Date: 08/04/2016

Distance from Property: 1.7km **Ⓐ**

4 MACADAM ST, DAYLESFORD, VIC 3460

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Sale Price

$200,000

Sale Date: 21/04/2016

Distance from Property: 1.5km **Ⓑ**

82 CENTRAL SPRINGS RD, DAYLESFORD, VIC

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Sale Price

$180,000

Sale Date: 11/05/2016

Distance from Property: 1.9km **Ⓒ**

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	pricefinder

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

CONSUMER AFFAIRS VICTORIA