

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**80 SAWPIT GULLY ROAD, MOUNT**



Indicative Selling Price

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

**\$370,000 to \$380,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

## SUBURB MEDIAN



**MOUNT FRANKLIN, VIC, 3461**

Suburb Median Sale Price (Vacant Land)

01 April 2016 to 31 March 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.



**36 LEWIS LANE, MOUNT FRANKLIN, VIC 3461**



Sale Price

**\$290,000**

Sale Date: 17/10/2016

Distance from Property: 806m



**5688 MIDLAND HWY, MOUNT FRANKLIN, VIC**



Sale Price

**\$420,000**

Sale Date: 01/11/2016

Distance from Property: 2.7km



**475 LESLIES RD, PORCUPINE RIDGE, VIC 3461**



Sale Price

**\$385,000**

Sale Date: 13/08/2016

Distance from Property: 1.8km



This report has been compiled on 31/05/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

80 SAWPIT GULLY ROAD, MOUNT FRANKLIN, VIC 3461

### Indicative selling price

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

Single Price / Range

\$370,000 to \$380,000

### Median sale price

Median price

House

Unit

Suburb

MOUNT FRANKLIN

Period

01 April 2016 to 31 March 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
36 LEWIS LANE, MOUNT FRANKLIN, VIC 3461	\$290,000	17/10/2016
5688 MIDLAND HWY, MOUNT FRANKLIN, VIC 3461	\$420,000	01/11/2016
475 LESLIES RD, PORCUPINE RIDGE, VIC 3461	\$385,000	13/08/2016