

# STATEMENT OF INFORMATION

1974 GLENELG HIGHWAY, SCARSDALE, VIC 3351

PREPARED BY SHANE BRENNAN, RED CIRCLE REAL ESTATE BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1974 GLENELG HIGHWAY, SCARSDALE,**  3  2  6

### Indicative Selling Price

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

### Price Range:

Provided by: Shane Brennan, Red Circle Real Estate Ballarat

## MEDIAN SALE PRICE



### SCARSDALE, VIC, 3351

Suburb Median Sale Price (House)

**\$280,000**

01 July 2016 to 30 June 2017

Provided by: 

## 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.



**1951 GLENELG HWY, SCARSDALE, VIC 3351**  3  2  2

Sale Price

**\$285,000**

Sale Date: 11/01/2017

Distance from Property: 180m



**22 STEPHEN ST, HADDON, VIC 3351**  3  2  4

Sale Price

**\*\$410,000**

Sale Date: 13/06/2017

Distance from Property: 6.2km



**35 BROWNS RD, SMYTHESDALE, VIC 3351**  3  1  -

Sale Price

**\*\$340,000**

Sale Date: 15/05/2017

Distance from Property: 2.5km



This report has been compiled on 07/07/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**340 SAGO HILL RD, HADDON, VIC 3351**

 3  2  4

Sale Price

**\$420,000**

Sale Date: 20/03/2017

Distance from Property: 10km



**1037 GLENELG HWY, SMYTHES CREEK, VIC**

 3  1  4

Sale Price

**\$363,000**

Sale Date: 11/03/2017

Distance from Property: 8.8km



**74 TAEMORE CL, HADDON, VIC 3351**

 3  2  4

Sale Price

**\$485,000**

Sale Date: 07/03/2017

Distance from Property: 9.1km



**25 NOBLE ST, SMYTHESDALE, VIC 3351**

 3  2  2

Sale Price

**\$580,000**

Sale Date: 19/02/2017

Distance from Property: 2.3km



**413 SAGO HILL RD, HADDON, VIC 3351**

 4  2  2

Sale Price

**\*\$460,000**

Sale Date: 03/05/2017

Distance from Property: 9.8km





**10 ANDREW DR, HADDON, VIC 3351**

 3  1  2

Sale Price

**\*\$348,000**

Sale Date: 05/06/2017

Distance from Property: 6.8km



**15 NOBLE ST, SMYTHESDALE, VIC 3351**

 4  2  2

Sale Price

**\*\$450,000**

Sale Date: 19/06/2017

Distance from Property: 2.4km



**104 CAREYS RD, SCARSDALE, VIC 3351**

 4  2  6

Sale Price

**\$426,000**

Sale Date: 18/01/2017

Distance from Property: 1.3km



## 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

1974 GLENELG HIGHWAY, SCARSDALE, VIC 3351

### Indicative selling price

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

Price Range:

### Median sale price

Median price

\$280,000

House

Unit

Suburb

SCARSDALE

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
1951 GLENELG HWY, SCARSDALE, VIC 3351	\$285,000	11/01/2017
22 STEPHEN ST, HADDON, VIC 3351	*\$410,000	13/06/2017
35 BROWNS RD, SMYTHESDALE, VIC 3351	*\$340,000	15/05/2017
340 SAGO HILL RD, HADDON, VIC 3351	\$420,000	20/03/2017

1037 GLENELG HWY, SMYTHES CREEK, VIC 3351	\$363,000	11/03/2017
74 TAEMORE CL, HADDON, VIC 3351	\$485,000	07/03/2017
25 NOBLE ST, SMYTHESDALE, VIC 3351	\$580,000	19/02/2017
413 SAGO HILL RD, HADDON, VIC 3351	*\$460,000	03/05/2017
10 ANDREW DR, HADDON, VIC 3351	*\$348,000	05/06/2017
15 NOBLE ST, SMYTHESDALE, VIC 3351	*\$450,000	19/06/2017
104 CAREYS RD, SCARSDALE, VIC 3351	\$426,000	18/01/2017