

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

399 MOLLONGGHIP ROAD, MOLLONGGHIP, VIC 3352

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**399 MOLLONGGHIP ROAD,**

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**\$65,000 to \$70,000**

Provided by: Rae Corris, Biggin &amp; Scott Daylesford

## SUBURB MEDIAN

**MOLLONGGHIP, VIC, 3352**

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.

**32 MYLES RD, NEWLYN NORTH, VIC 3364**

Sale Price

**\$135,000**

Sale Date: 04/04/2016

Distance from Property: 9.3km

**30 MYLES RD, NEWLYN NORTH, VIC 3364**

Sale Price

**\$130,000**

Sale Date: 13/04/2016

Distance from Property: 9.2km

**CALLAGHANS LANE, GORDON, VIC 3345**

Sale Price

**\$140,000**

Sale Date: 17/05/2016

Distance from Property: 8.4km



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

399 MOLLONGGHIP ROAD, MOLLONGGHIP, VIC 3352

### Indicative selling price

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

Single Price / Range

\$65,000 to \$70,000

### Median sale price

Median price

House

Unit

Suburb

MOLLONGGHIP

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
32 MYLES RD, NEWLYN NORTH, VIC 3364	\$135,000	04/04/2016
30 MYLES RD, NEWLYN NORTH, VIC 3364	\$130,000	13/04/2016
CALLAGHANS LANE, GORDON, VIC 3345	\$140,000	17/05/2016