

# STATEMENT OF INFORMATION

351 YANDOIT-WERONA ROAD, WERONA, VIC 3364

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**351 YANDOIT-WERONA ROAD, WERONA,** - - -

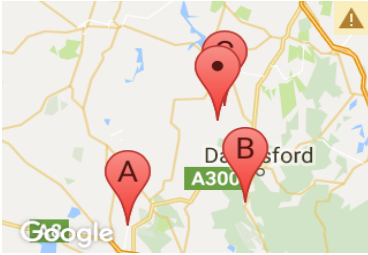
**Indicative Selling Price**

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

**\$450,000 to \$470,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

## SUBURB MEDIAN



**WERONA, VIC, 3364**

**Suburb Median Sale Price (House)**

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.



**GILLIES RD, BALD HILLS, VIC 3364** - - -

**Sale Price**

**\$308,000**

Sale Date: 30/03/2015

Distance from Property: 31km



**2173 BALLAN-DAYLESFORD RD, LEONARDS** **3** - -

**Sale Price**

**\$345,000**

Sale Date: 09/04/2015

Distance from Property: 20km



**YANDOIT CREEK RD, YANDOIT, VIC 3461** - - -

**Sale Price**

**\$210,000**

Sale Date: 01/03/2016

Distance from Property: 3.7km

This report has been compiled on 04/06/2017 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

351 YANDOIT-WERONA ROAD, WERONA, VIC 3364

### Indicative selling price

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

Single Price / Range

\$450,000 to \$470,000

### Median sale price

Median price

House

Unit

Suburb

WERONA

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
GILLIES RD, BALD HILLS, VIC 3364	\$308,000	30/03/2015
2173 BALLAN-DAYLESFORD RD, LEONARDS HILL, VIC 3461	\$345,000	09/04/2015
YANDOIT CREEK RD, YANDOIT, VIC 3461	\$210,000	01/03/2016