

WE DELIVER RESULTS

STATEMENT OF INFORMATION

20 NAVIGATOR-DUNNSTOWN ROAD, NAVIGATORS, VIC 3352

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 NAVIGATOR-DUNNSTOWN ROAD,

4 2 4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$980,000 to \$1,050,000

MEDIAN SALE PRICE



NAVIGATORS, VIC, 3352

Suburb Median Sale Price (House)

\$591,000

01 January 2017 to 31 December 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.



308 MILLERS RD, INVERMAY, VIC 3352

3 2 2

Sale Price

\$1,130,000

Sale Date: 21/09/2017

Distance from Property: 12km



269 POST OFFICE RD, ROSS CREEK, VIC 3351

3 3 6

Sale Price

\$1,100,000

Sale Date: 07/02/2017

Distance from Property: 16km



401 EYRE ST, BUNINYONG, VIC 3357

4 2 2

Sale Price

\$1,008,000

Sale Date: 08/12/2016

Distance from Property: 6.4km



This report has been compiled on 03/01/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - 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

20 NAVIGATOR-DUNNSTOWN ROAD, NAVIGATORS, VIC 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$980,000 to \$1,050,000

Median sale price

Median price \$591,000

House

Unit

Suburb

NAVIGATORS

Period

01 January 2017 to 31 December 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
308 MILLERS RD, INVERMAY, VIC 3352	\$1,130,000	21/09/2017
269 POST OFFICE RD, ROSS CREEK, VIC 3351	\$1,100,000	07/02/2017
401 EYRE ST, BUNINYONG, VIC 3357	\$1,008,000	08/12/2016