

WE DELIVER RESULTS

STATEMENT OF INFORMATION

1514 BALLAN-DAYLESFORD ROAD, KORWEINGUBOORA, VIC 3461

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD 0408 358 772

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1514 BALLAN-DAYLESFORD ROAD,

3 1 2

Indicative Selling Price

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

Price Range: **\$385,000 to \$395,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



KORWEINGUBOORA, VIC, 3461

Suburb Median Sale Price (House)

\$450,000

01 January 2017 to 31 December 2017

Provided by: pricfinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



1572 BALLAN-DAYLESFORD RD,

3 1 1

Sale Price

\$399,000

Sale Date: 09/06/2017

Distance from Property: 593m



1461 BALLAN-DAYLESFORD RD,

3 1 2

Sale Price

\$450,000

Sale Date: 15/03/2017

Distance from Property: 528m



This report has been compiled on 11/03/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - www.pricfinder.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

1514 BALLAN-DAYLESFORD ROAD, KORWEINGUBOORA, VIC 3461

Indicative selling price

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

Price Range: \$385,000 to \$395,000

Median sale price

Median price \$450,000

House

Unit

Suburb KORWEINGUBOOR
A

Period 01 January 2017 to 31 December
2017

Source



Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
1572 BALLAN-DAYLESFORD RD, KORWEINGUBOORA, VIC 3461	\$399,000	09/06/2017
1461 BALLAN-DAYLESFORD RD, KORWEINGUBOORA, VIC 3461	\$450,000	15/03/2017