# 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,







**Indicative Selling Price** 

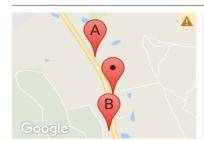
For the meaning of this price see consumer.vic.au/underquoting

**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: **pricefinder** 

#### **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.







Sale Price

\$399,000

Sale Date: 09/06/2017

Distance from Property: 593m





#### 1461 BALLAN-DAYLESFORD RD.









Sale Price

\$450,000

Sale Date: 15/03/2017

Distance from Property: 528m



#### 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

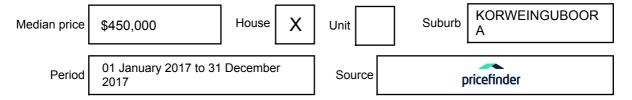
1514 BALLAN-DAYLESFORD ROAD, KORWEINGUBOORA, VIC 3461

#### 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



#### 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