

WE DELIVER RESULTS

STATEMENT OF INFORMATION

20 SUCKLINGS LANE, KORWEINGUBOORA, VIC 3461

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 SUCKLINGS LANE,

3 1 2

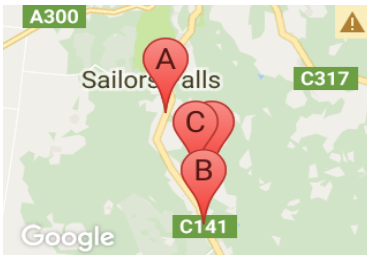
Indicative Selling Price

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

Price Range: **\$500,000 to \$515,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



KORWEINGUBOORA, VIC, 3461

Suburb Median Sale Price (House)

\$464,500

01 July 2016 to 30 June 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.



2195 BALLAN-DAYLESFORD RD, LEONARDS

3 1 2

Sale Price

Price Withheld

Sale Date: 10/07/2017

Distance from Property: 4.4km



1461 BALLAN-DAYLESFORD RD,

3 1 2

Sale Price

\$450,000

Sale Date: 15/03/2017

Distance from Property: 2.8km



85 BACK SETTLEMENT RD,

3 1 2

Sale Price

\$479,000

Sale Date: 28/01/2017

Distance from Property: 854m



This report has been compiled on 08/08/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - 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 SUCKLINGS LANE, KORWEINGUBOORA, VIC 3461

Indicative selling price

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

Price Range: \$500,000 to \$515,000

Median sale price

Median price \$464,500

House

Unit

Suburb

KORWEINGUBOOR
A

Period 01 July 2016 to 30 June 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
2195 BALLAN-DAYLESFORD RD, LEONARDS HILL, VIC 3461	Price Withheld	10/07/2017
1461 BALLAN-DAYLESFORD RD, KORWEINGUBOORA, VIC 3461	\$450,000	15/03/2017
85 BACK SETTLEMENT RD, KORWEINGUBOORA, VIC 3461	\$479,000	28/01/2017