

WE DELIVER RESULTS

STATEMENT OF INFORMATION

8 MORELLA COURT, DAYLESFORD, VIC 3460

PREPARED BY MICHAEL DEVINCENTIS, BIGGIN & SCOTT DAYLESFORD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 MORELLA COURT, DAYLESFORD, VIC

3 1 4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$766,000 to \$847,000**

Provided by: Michael DeVincentis, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (House)

\$471,000

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.



10 HEPBURN RD, DAYLESFORD, VIC 3460

3 2 2

Sale Price

Price Withheld

Sale Date: 20/04/2017

Distance from Property: 698m



7 WESTERN AVE, HEPBURN, VIC 3461

4 3 2

Sale Price

***\$775,000**

Sale Date: 23/06/2017

Distance from Property: 1.9km



7 MORELLA CRT, DAYLESFORD, VIC 3460

3 2 2

Sale Price

\$841,000

Sale Date: 20/12/2016

Distance from Property: 16m



This report has been compiled on 06/08/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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35 CAMP ST, DAYLESFORD, VIC 3460

 4  1  2

Sale Price

\$830,419

Sale Date: 31/01/2017

Distance from Property: 1.2km



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

8 MORELLA COURT, DAYLESFORD, VIC 3460

Indicative selling price

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

Price Range: \$766,000 to \$847,000

Median sale price

Median price

\$471,000

House

Unit

Suburb

DAYLESFORD

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
10 HEPBURN RD, DAYLESFORD, VIC 3460	Price Withheld	20/04/2017
7 WESTERN AVE, HEPBURN, VIC 3461	*\$775,000	23/06/2017
7 MORELLA CRT, DAYLESFORD, VIC 3460	\$841,000	20/12/2016
35 CAMP ST, DAYLESFORD, VIC 3460	\$830,419	31/01/2017