

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

8 MORELLA COURT, DAYLESFORD, VIC 3460

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

## 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/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$760,000 to \$800,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

## MEDIAN SALE PRICE



**DAYLESFORD, VIC, 3460**

**Suburb Median Sale Price (House)**

**\$500,000**

01 October 2016 to 30 September 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.



**7 DUKE ST, DAYLESFORD, VIC 3460**

3 2 2

**Sale Price**

**\$922,000**

Sale Date: 14/12/2016

Distance from Property: 981m



**7 MORELLA CRT, DAYLESFORD, VIC 3460**

3 2 2

**Sale Price**

**\$841,000**

Sale Date: 20/12/2016

Distance from Property: 16m



**35 CAMP ST, DAYLESFORD, VIC 3460**

4 1 2

**Sale Price**

**\$830,419**

Sale Date: 31/01/2017

Distance from Property: 1.2km



This report has been compiled on 14/11/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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WE DELIVER...

**Biggin & Scott**



**10 HEPBURN RD, DAYLESFORD, VIC 3460**

 3  2  2

Sale Price

**\$780,000**

Sale Date: 18/04/2017

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



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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

8 MORELLA COURT, DAYLESFORD, VIC 3460

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$760,000 to \$800,000

### Median sale price

Median price

\$500,000

House

Unit

Suburb

DAYLESFORD

Period

01 October 2016 to 30 September 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
7 DUKE ST, DAYLESFORD, VIC 3460	\$922,000	14/12/2016
7 MORELLA CRT, DAYLESFORD, VIC 3460	\$841,000	20/12/2016
35 CAMP ST, DAYLESFORD, VIC 3460	\$830,419	31/01/2017
10 HEPBURN RD, DAYLESFORD, VIC 3460	\$780,000	18/04/2017

7 WESTERN AVE, HEPBURN, VIC 3461	*\$775,000	23/06/2017
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