# 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



DAYLESFORD, VIC, 3460

01 October 2016 to 30 September 2017

\$500.000

**Suburb Median Sale Price (House)** 

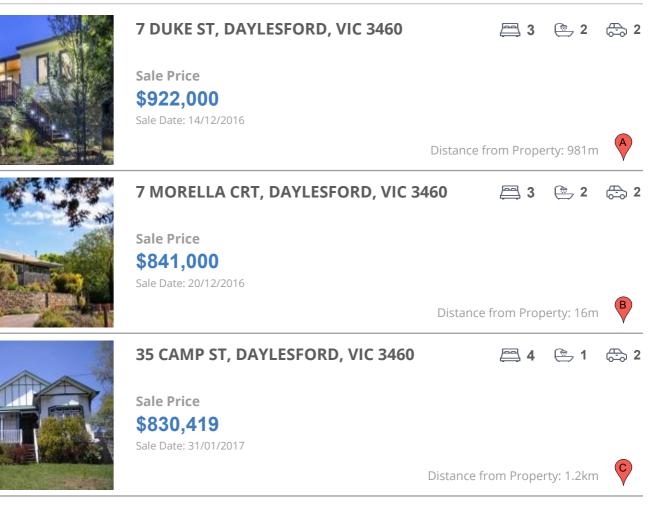
### **MEDIAN SALE PRICE**



## **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.

Provided by: pricefinder



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

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## 10 HEPBURN RD, DAYLESFORD, VIC 3460 🛛 📇 3 🗁 2 🚓 2

7 WESTERN AVE, HEPBURN, VIC 3461

(D)

**2** 

**Sale Price** \$780,000 Sale Date: 18/04/2017

Distance from Property: 698m

**4 3** 



**Sale Price** 



Distance from Property: 1.9km

## 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

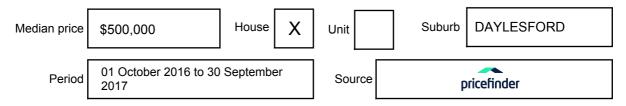
#### Indicative selling price

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

Price Range:

\$760,000 to \$800,000

#### Median sale price



#### **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 *\$775,0	000 23/06/2017
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