

# 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 or  
locality and postcode

1 Cobblers Lane, Daylesford Vic 3460

### Indicative selling price

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

Single price

\$450,000

### Median sale price

Median price

\$590,000

Property Type

House

Suburb

Daylesford

Period - From

13/09/2018

to

12/09/2019

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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.

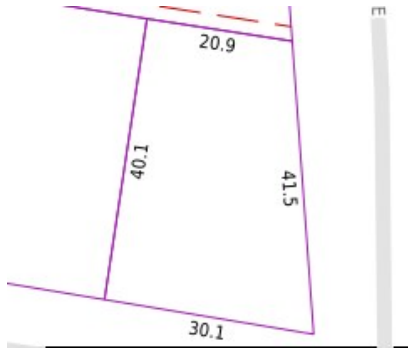
Address of comparable property		Price	Date of sale
1	203 Main Rd HEPBURN 3461	\$450,000	29/11/2018
2	6 Park Av DAYLESFORD 3460	\$435,000	13/02/2019
3	24 Grenville St DAYLESFORD 3460	\$397,000	18/01/2019

OR

~~**B\*** 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.~~

This Statement of Information was prepared on:

16/09/2019



3   1  

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1025 sqm approx

Agent Comments

**Indicative Selling Price**

\$450,000

**Median House Price**

13/09/2018 - 12/09/2019: \$590,000

## Comparable Properties



**203 Main Rd HEPBURN 3461 (VG)**

Agent Comments

3   -   -

**Price:** \$450,000

**Method:** Sale

**Date:** 29/11/2018

**Property Type:** House (Res)

**Land Size:** 619 sqm approx



**6 Park Av DAYLESFORD 3460 (VG)**

Agent Comments

2   -   -

**Price:** \$435,000

**Method:** Sale

**Date:** 13/02/2019

**Property Type:** House (Res)

**Land Size:** 714 sqm approx



**24 Grenville St DAYLESFORD 3460 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$397,000

**Method:** Private Sale

**Date:** 18/01/2019

**Property Type:** House

**Land Size:** 1007 sqm approx