

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

15 Stanbridge Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$640,000

Median sale price

Median price \$595,000

Property Type House

Suburb Daylesford

Period - From 01/10/2018

to 30/09/2019

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 eighteen 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	7 Stanhope St DAYLESFORD 3460	\$680,000	14/08/2019
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

31/10/2019 14:30

15 Stanbridge Street, Daylesford Vic 3460

hockingstuart

Annette Leary

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Indicative Selling Price

\$640,000

Median House Price

Year ending September 2019: \$595,000



3 2 0

Property Type: House (Res)

Land Size: 587 sqm approx

Agent Comments

This property has two dwellings, one with 1 bedroom and 1 bathroom and the other with 2 bedrooms and 1 bathroom

Comparable Properties



7 Stanhope St DAYLESFORD 3460 (REI/VG)

Agent Comments

2 2 3

Price: \$680,000

Method: Private Sale

Date: 14/08/2019

Property Type: House

Land Size: 1020 sqm approx

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 eighteen months.

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.