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	59 Vincent Street North, Daylesford Vic 3460					

Address	59 Vincent Street North, Daylesford Vic 3460
Including suburb or	·
locality and postcode	

Indicative selling price

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

Single price \$215,000

Median sale price

Median price	\$290,000	\	/acant land	Х		Suburb	Daylesford
Period - From	16/09/2018	to	15/09/2019		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 20 Perrins St DAYLESFORD 3460 \$230,000 12/09/2018 2 21a Stanhope St DAYLESFORD 3460 \$195,000 30/01/2019 3 31a Grenville St DAYLESFORD 3460 \$195,000 20/04/2018

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



hockingstuart

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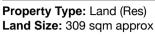
> Indicative Selling Price \$215,000 Median Land Price

16/09/2018 - 15/09/2019: \$290,000









Agent Comments

Comparable Properties



20 Perrins St DAYLESFORD 3460 (VG)

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Price: \$230,000 Method: Sale Date: 12/09/2018 Property Type: Land Land Size: 611 sqm approx **Agent Comments**

21a Stanhope St DAYLESFORD 3460 (VG)







Price: \$195,000 Method: Sale Date: 30/01/2019 Property Type: Land Land Size: 490 sqm approx **Agent Comments**

31a Grenville St DAYLESFORD 3460 (VG)







Price: \$195,000 Method: Sale Date: 20/04/2018 Property Type: Land Land Size: 605 sqm approx **Agent Comments**

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