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 andpostcode

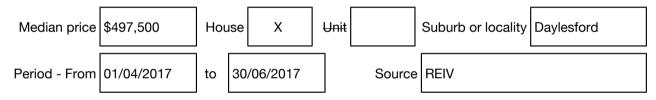
5 Park Avenue, Daylesford Vic 3460

Indicative selling price

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

Range between	\$390,000	&	\$429,000	

Median sale price



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	8 Fourth St HEPBURN SPRINGS 3461	\$449,000	02/09/2016
2	111 Raglan St DAYLESFORD 3460	\$432,000	12/06/2017
3	75 Central Springs Rd DAYLESFORD 3460	\$425,000	12/01/2017

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.

Account - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765

propertydata

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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.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 5788 sqm approx Agent Comments Indicative Selling Price \$390,000 - \$429,000 Median House Price June guarter 2017: \$497,500

Comparable Properties



8 Fourth St HEPBURN SPRINGS 3461 (REI/VG) Agent Comments



Price: \$449,000 Method: Private Sale Date: 02/09/2016 Rooms: 5 Property Type: House (Res)



111 Raglan St DAYLESFORD 3460 (REI/VG)



Price: \$432,000 Method: Private Sale Date: 12/06/2017 Rooms: 6 Property Type: House Land Size: 1097 sqm approx



75 Central Springs Rd DAYLESFORD 3460 Ager (REI/VG)



Price: \$425,000 Method: Private Sale Date: 12/01/2017 Rooms: 4 Property Type: House Land Size: 563 sqm approx Agent Comments

Agent Comments

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