

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

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

Median price \$497,500

House

X

Unit

Suburb or locality

Daylesford

Period - From 01/04/2017

to 30/06/2017

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	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.~~



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 quarter 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)

Agent Comments



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 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 12/01/2017

Rooms: 4

Property Type: House

Land Size: 563 sqm approx