

## 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

59a Vincent Street North, 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 \$549,000

**Median sale price**Median price \$600,000 House ☒ Unit ☐ Suburb or locality Daylesford

Period - From 01/04/2018 to 31/03/2019 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	5 Harts La DAYLESFORD 3460	\$550,000	20/03/2018
2	73 Raglan St DAYLESFORD 3460	\$535,000	14/03/2019
3	16 Tenth St HEPBURN SPRINGS 3461	\$490,000	21/12/2017

**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.



2 2 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 392 sqm approx

Agent Comments

## Comparable Properties



**5 Harts La DAYLESFORD 3460 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 20/03/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 690 sqm approx



**73 Raglan St DAYLESFORD 3460 (VG)**

Agent Comments

2 - -

**Price:** \$535,000

**Method:** Sale

**Date:** 14/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 575 sqm approx



**16 Tenth St HEPBURN SPRINGS 3461 (REI/VG)** Agent Comments

2 2 2

**Price:** \$490,000

**Method:** Private Sale

**Date:** 21/12/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 668 sqm approx