hockingstuart

Statement of Information

Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

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

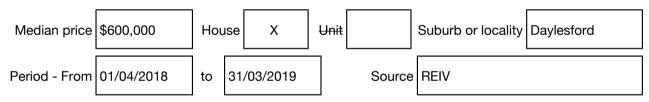
59a Vincent Street North, Daylesford Vic 3460

Indicative selling price

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

Single price \$549,000

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	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.

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propertydata

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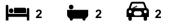
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market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



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Rooms: Property Type: House (Res) Land Size: 392 sqm approx Agent Comments Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

Indicative Selling Price \$549,000 Median House Price Year ending March 2019: \$600,000

Comparable Properties







Price: \$490,000 Method: Private Sale Date: 21/12/2017 Rooms: -Property Type: House Land Size: 668 sqm approx

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