

# 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

141 Lake Road, 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 \$535,000

### Median sale price

Median price \$590,000

Property Type House

Suburb Daylesford

Period - From 09/12/2018

to 08/12/2019

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	99 Grant St DAYLESFORD 3460	\$550,000	17/01/2019
2	17 West St DAYLESFORD 3460	\$525,000	03/07/2019
3	25 Perrins St DAYLESFORD 3460	\$495,000	05/06/2019

**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:

09/12/2019 12:38

Gary Cooke  
03 5348 1700  
0488 547 004  
gcooke@hockingstuart.com.au



**Property Type:** Land  
**Land Size:** Approx 3962 sqm approx

**Agent Comments**

Wood combustion heater, open plan kitchen, living & dining

**Indicative Selling Price**  
\$535,000

**Median House Price**  
09/12/2018 - 08/12/2019: \$590,000

## Comparable Properties



**99 Grant St DAYLESFORD 3460 (REI/VG)**

Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 17/01/2019  
**Property Type:** House  
**Land Size:** 1006 sqm approx

**17 West St DAYLESFORD 3460 (VG)**

Agent Comments



**Price:** \$525,000  
**Method:** Sale  
**Date:** 03/07/2019  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4003 sqm approx



**25 Perrins St DAYLESFORD 3460 (VG)**

Agent Comments



**Price:** \$495,000  
**Method:** Sale  
**Date:** 05/06/2019  
**Property Type:** House (Res)  
**Land Size:** 1062 sqm approx