

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

Statement of Information

Single residential property located outside the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act 19							
Property offer	ed for sale	•						
Including su locality andpo	burb or	78 Ballan-d	daylesford Ro	ad, Sailc	rs Falls V	ic 346	1	
Indicative sell	ing price							
For the meaning	of this price	see cons	umer.vic.gov.	au/unde	rquoting			
Single price \$785,000								
Median sale price*								
Median price		Hou	se	Unit		Subu	rb or locality	Sailors Falls
Period - From		to			Source			
Comparable p	property sa	les (*Del	ete A or B b	elow as	applica	ble)		
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								
2								
3								
OR								
	•	•	•		•			hree comparable nteen months.
* When this Stat prices of resider							•	ing median sale le is situated, and

our sales records (if any), did not provide a median sale price that met the requirements of section 47AF

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(2)(b) of the Estate Agents Act 1980.





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> **Indicative Selling Price** \$785,000 No median price available





Rooms:

Property Type: House (Res) Land Size: 40190 sqm approx

Agent Comments

Comparable Properties

1667 Ballan Daylesford Rd **KORWEINGUBOORA 3461 (VG)**





Price: \$725,000

Method: Sale Date: 05/05/2018

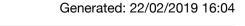
Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 40500 sqm approx

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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Agent Comments