



Rooms:

Property Type: House (Res)

Land Size: 832 sqm approx

Agent Comments

Comparable Properties



6/37 Hospital St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 23/06/2016

Rooms: 3

Property Type: Unit



107 Raglan St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$397,500

Method: Private Sale

Date: 06/08/2016

Rooms: 7

Property Type: House

Land Size: 670 sqm approx



12 East St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 19/01/2016

Rooms: 9

Property Type: House

Land Size: 1523 sqm approx

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

44 Fourteenth Street, Hepburn Vic 3461

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$410,000

Median sale price

Median price

House

X

Suburb or locality

Hepburn

Period - From

to

Source

REIV

Comparable property sales

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
6/37 Hospital St DAYLESFORD 3460	\$420,000	23/06/2016
107 Raglan St DAYLESFORD 3460	\$397,500	06/08/2016
12 East St DAYLESFORD 3460	\$395,000	19/01/2016