

## 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

53 Albert Street, Daylesford Vic 3460

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$469,000

&amp;

\$495,000

**Median sale price**

Median price \$510,000

House

X

Unit

Suburb or locality

Daylesford

Period - From 01/04/2017

to

31/03/2018

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	19 Church Av HEPBURN SPRINGS 3461	\$480,000	01/04/2017
2	7 East St DAYLESFORD 3460	\$465,000	19/04/2018
3	6 Twelfth St HEPBURN 3461	\$465,000	16/02/2018

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 552 sqm approx

Agent Comments

**Indicative Selling Price**

\$469,000 - \$495,000

**Median House Price**

Year ending March 2018: \$510,000

## Comparable Properties



**19 Church Av HEPBURN SPRINGS 3461 (VG)**

Agent Comments



**Price:** \$480,000

**Method:** Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 481 sqm approx



**7 East St DAYLESFORD 3460 (REI/VG)**

Agent Comments



**Price:** \$465,000

**Method:** Private Sale

**Date:** 19/04/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 718 sqm approx



**6 Twelfth St HEPBURN 3461 (REI/VG)**

Agent Comments



**Price:** \$465,000

**Method:** Private Sale

**Date:** 16/02/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 437 sqm approx