

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

7 East Street, Daylesford Vic 3460

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

Range between \$450,000

&

\$475,000

Median sale price

Median price \$520,000

House

X

Unit

Suburb or locality

Daylesford

Period - From 01/10/2017

to

31/12/2017

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 | 6 Twelfth St HEPBURN 3461 | \$465,000 | 16/02/2018 |
| 2 | 1 Central Springs Rd DAYLESFORD 3460 | \$455,000 | 25/01/2017 |
| 3 | 3 Heath Av HEPBURN 3461 | \$445,000 | 27/04/2017 |

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.



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 718 sqm approx

Agent Comments

Indicative Selling Price

\$450,000 - \$475,000

Median House Price

December quarter 2017: \$520,000

Comparable Properties



6 Twelfth St HEPBURN 3461 (REI)

Agent Comments

3 2 2

Price: \$465,000

Method: Private Sale

Date: 16/02/2018

Rooms: 5

Property Type: House



1 Central Springs Rd DAYLESFORD 3460 (REI) **Agent Comments**

3 1 1

Price: \$455,000

Method: Private Sale

Date: 25/01/2017

Rooms: 4

Property Type: House (Res)



3 Heath Av HEPBURN 3461 (REI/VG)

Agent Comments

3 2 3

Price: \$445,000

Method: Private Sale

Date: 27/04/2017

Rooms: -

Property Type: House

Land Size: 819 sqm approx