

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 40 Central Springs Road, Daylesford Vic 3460
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$615,000 Property Type House Suburb Daylesford

Period - From 01/10/2019 to 31/12/2019 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	41 Hill St DAYLESFORD 3460	\$1,165,000	03/12/2019
2	1a Queensberry St DAYLESFORD 3460	\$900,000	25/10/2019
3	45 West St DAYLESFORD 3460	\$870,000	02/02/2020

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: 28/02/2020 09:32



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Rooms: 6
Property Type: House (Res)
Land Size: 920 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
December quarter 2019: \$615,000

Comparable Properties



41 Hill St DAYLESFORD 3460 (REI)

[Agent Comments](#)

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Price: \$1,165,000
Method: Private Sale
Date: 03/12/2019
Property Type: House
Land Size: 1032 sqm approx



1a Queensberry St DAYLESFORD 3460 (REI/VG)

[Agent Comments](#)

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Price: \$900,000
Method: Private Sale
Date: 25/10/2019
Property Type: House
Land Size: 429 sqm approx



45 West St DAYLESFORD 3460 (REI)

[Agent Comments](#)

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Price: \$870,000
Method: Private Sale
Date: 02/02/2020
Property Type: House
Land Size: 1326 sqm approx