## hockingstuart





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 564 sqm Agent Comments Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

Indicative Selling Price \$540,000 Median House Price

Year ending March 2017: \$502,000

Comparable Properties



49 Central Springs Rd DAYLESFORD 3460 (REI/VG)



Price: \$535,000 Method: Private Sale Date: 20/12/2016 Rooms: 7 Property Type: House Land Size: 487 sqm

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23 Stanhope St DAYLESFORD 3460 (VG)

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Agent Comments

Agent Comments





Price: \$525,000 Method: Sale Date: 22/12/2015 Rooms: -Property Type: House (Previously Occupied -Detached) Land Size: 978 sqm

38 Stanbridge St DAYLESFORD 3460 (REI)

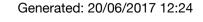
Agent Comments

Price: \$520,000

Method: Private Sale Date: 01/06/2017 Rooms: 4 Property Type: House (Res)

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propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address 8 Including suburb and postcode

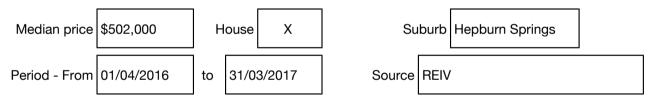
Address 8 Church Avenue, Hepburn Springs Vic 3461 purb and

#### Indicative selling price

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

Single price \$540,000

#### Median sale price



#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
49 Central Springs Rd DAYLESFORD 3460	\$535,000	20/12/2016
23 Stanhope St DAYLESFORD 3460	\$525,000	22/12/2015
38 Stanbridge St DAYLESFORD 3460	\$520,000	01/06/2017

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