## Statement of Information Single residential property located outside the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb or locality and postcode

Address 45 West Street, Daylesford Vic 3460

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$850,000		&		\$890,000					
Median sale pi	rice									
Median price	\$600,000	Pro	operty Type	Hou	se		Suburb	Daylesford		
Period - From	01/01/2019	to	31/12/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	80 West St DAYLESFORD 3460	\$935,000	12/08/2019
2	25 Millar St DAYLESFORD 3460	\$870,000	11/10/2019
3	19 Stanbridge St DAYLESFORD 3460	\$830,000	14/11/2018

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 18 months.

This Statement of Information was prepared on:

30/01/2020 16:33









Property Type: House Land Size: 1326 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$890,000 Median House Price Year ending December 2019: \$600,000

# **Comparable Properties**



80 West St DAYLESFORD 3460 (VG)

25 Millar St DAYLESFORD 3460 (VG)

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Price: \$935,000 Method: Sale Date: 12/08/2019 Property Type: House (Res) Land Size: 1377 sqm approx Agent Comments

Agent Comments



Price: \$870,000 Method: Sale Date: 11/10/2019 Property Type: House (Res) Land Size: 986 sqm approx

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19 Stanbridge St DAYLESFORD 3460 (VG)

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Agent Comments

Price: \$830,000 Method: Sale Date: 14/11/2018 Property Type: House (Res) Land Size: 1921 sqm approx

Account - Broadhurst Property | P: 1300 380 980



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.