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 andpostcode

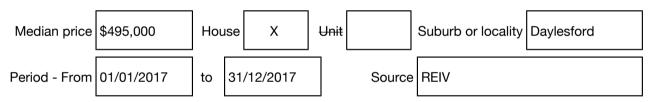
SS	3032 Ballan Daylesford Road, Daylesford Vic 3460
or	
de	

# Indicative selling price

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

Range between	\$465,000	&	\$495,000
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### Median sale price



### 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	43 Leggatt St DAYLESFORD 3460	\$500,000	19/07/2017
2	19 Fulcher St DAYLESFORD 3460	\$480,000	25/07/2017
3	44 Frazer St DAYLESFORD 3460	\$470,000	11/08/2017

#### 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.

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propertydata

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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.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 603 sqm approx Agent Comments

**Indicative Selling Price** \$465.000 - \$495.000 **Median House Price** Year ending December 2017: \$495,000

# **Comparable Properties**



43 Leggatt St DAYLESFORD 3460 (VG) Ξ. **Len** 3

19 Fulcher St DAYLESFORD 3460 (REI/VG)

Price: \$500,000 Method: Sale Date: 19/07/2017 Rooms: -Property Type: House (Res) Agent Comments

Agent Comments



Price: \$480,000 Method: Private Sale Date: 25/07/2017 Rooms: 5 Property Type: House

Land Size: 820 sqm approx

**-** 3



44 Frazer St DAYLESFORD 3460 (REI/VG)



Price: \$470,000 Method: Private Sale Date: 11/08/2017 Rooms: 3 Property Type: House Land Size: 739 sqm approx Agent Comments

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