

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

3032 Ballan Daylesford Road, Daylesford Vic 3460

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

Range between \$465,000

&

\$495,000

Median sale price

Median price \$495,000

House

X

Unit

Suburb or locality

Daylesford

Period - From 01/01/2017

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	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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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)

Agent Comments

3 - -

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



19 Fulcher St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 1 1

Price: \$480,000
Method: Private Sale
Date: 25/07/2017
Rooms: 5
Property Type: House
Land Size: 820 sqm approx



44 Frazer St DAYLESFORD 3460 (REI/VG)

Agent Comments

2 1 1

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