

# 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

9 Grenville Street, Daylesford Vic 3460

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$545,000

### Median sale price

Median price

\$590,000

Property Type

House

Suburb

Daylesford

Period - From

16/09/2018

to

15/09/2019

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	20 Main Rd HEPBURN SPRINGS 3461	\$545,000	21/12/2018
2	53 Albert St DAYLESFORD 3460	\$460,000	31/07/2018
3	8 Radium Av HEPBURN SPRINGS 3461	\$445,000	19/11/2018

**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:

16/09/2019



3 2 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 728 sqm approx

Agent Comments

## Comparable Properties



**20 Main Rd HEPBURN SPRINGS 3461 (VG)**

Agent Comments

3 - -

**Price:** \$545,000

**Method:** Sale

**Date:** 21/12/2018

**Property Type:** House (Res)

**Land Size:** 822 sqm approx



**53 Albert St DAYLESFORD 3460 (REI/VG)**

Agent Comments

3 1 6

**Price:** \$460,000

**Method:** Private Sale

**Date:** 31/07/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 552 sqm approx



**8 Radium Av HEPBURN SPRINGS 3461 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$445,000

**Method:** Private Sale

**Date:** 19/11/2018

**Property Type:** House

**Land Size:** 971 sqm approx