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	9 Grenville Street, Daylesford Vic 3460
Including suburb or	•
locality and postcode	

Indicative selling price

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

Single price	\$545,000
Single price	\$545,000

Median sale price

Median price \$590,000	Pr	operty Type Ho	use	Suburb	Daylesford
Period - From 16/09/2018	to	15/09/2019	Soul	rce 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

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 comparableproperties 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



hockingstuart

Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

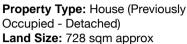
> **Indicative Selling Price** \$545,000 **Median House Price**

16/09/2018 - 15/09/2019: \$590,000









Agent Comments



Comparable Properties



20 Main Rd HEPBURN SPRINGS 3461 (VG)

--3





Price: \$545,000

Method: Sale Date: 21/12/2018

Property Type: House (Res) Land Size: 822 sqm approx

Agent Comments



53 Albert St DAYLESFORD 3460 (REI/VG)

— 3





Price: \$460.000 Method: Private Sale Date: 31/07/2018 Rooms: 4

Property Type: House

Land Size: 552 sqm approx

Agent Comments



8 Radium Av HEPBURN SPRINGS 3461

(REI/VG)





Price: \$445,000 Method: Private Sale Date: 19/11/2018 Property Type: House Land Size: 971 sqm approx Agent Comments

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647



