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

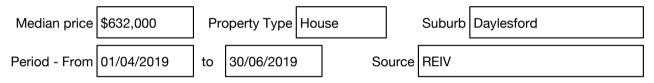
6/7 Orford Street, Daylesford Vic 3460

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/under	quoting
---	---------

Single price \$665,000

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 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	2/30 Grenville St DAYLESFORD 3460	\$700,000	08/07/2019
2	12 Queensberry St DAYLESFORD 3460	\$660,000	05/06/2018
3	10 Queensberry St DAYLESFORD 3460	\$649,000	27/05/2019

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 16:00



hockingstuart





Property Type: House (Res) **Land Size:** 701 sqm approx Agent Comments Indicative Selling Price \$665,000 Median House Price June quarter 2019: \$632,000

Comparable Properties



2/30 Grenville St DAYLESFORD 3460 (REI) Agent Comments



Price: \$700,000 Method: Private Sale Date: 08/07/2019 Property Type: House Land Size: 444 sqm approx



12 Queensberry St DAYLESFORD 3460 (VG) Agent Comments



Price: \$660,000 Method: Sale Date: 05/06/2018 Property Type: House (Res) Land Size: 501 sqm approx



10 Queensberry St DAYLESFORD 3460 (REI) Agent Comments



Price: \$649,000 Method: Private Sale Date: 27/05/2019 Property Type: House

Land Size: 501 sqm approx

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



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.