

# 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

606 Daylesford-trentham Road, Musk Vic 3461

### Indicative selling price

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

Range between

\$460,000

&

\$500,000

### Median sale price\*

Median price

Property Type

Suburb

Musk

Period - From

to

Source

### 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	68 Grenville St DAYLESFORD 3460	\$555,000	28/09/2018
2	955 Daylesford Trentham Rd BULLARTO 3461	\$460,000	08/03/2019
3	6 Allens Rd COOMOORA 3461	\$430,000	04/12/2018

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:

25/09/2019 11:11

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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**Property Type:** House (Res)  
**Land Size:** 2400 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$460,000 - \$500,000  
**No median price available**

## Comparable Properties

**68 Grenville St DAYLESFORD 3460 (VG)**

Agent Comments

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**Price:** \$555,000  
**Method:** Sale  
**Date:** 28/09/2018  
**Property Type:** House (Res)  
**Land Size:** 2031 sqm approx

**955 Daylesford Trentham Rd BULLARTO 3461 (VG)**

Agent Comments

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**Price:** \$460,000  
**Method:** Sale  
**Date:** 08/03/2019  
**Property Type:** House (Res)  
**Land Size:** 2635 sqm approx



**6 Allens Rd COOMOORA 3461 (VG)**

Agent Comments

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**Price:** \$430,000  
**Method:** Sale  
**Date:** 04/12/2018  
**Property Type:** House (Res)  
**Land Size:** 1800 sqm approx