

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

Lot 12/43 Jamieson Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$875,000

Median sale price

Median price \$600,000

Property Type House

Suburb Daylesford

Period - From 01/01/2019

to 31/12/2019

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 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 | 1a Queensberry St DAYLESFORD 3460 | \$900,000 | 25/10/2019 |
| 2 | 5 Fourth St HEPBURN SPRINGS 3461 | \$810,000 | 13/11/2019 |
| 3 | | | |

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.~~

This Statement of Information was prepared on:

13/02/2020 11:17

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Indicative Selling Price
\$875,000

Median House Price
Year ending December 2019: \$600,000

LUX X
DAYLESFORD

 3  2  2

Property Type: House (Res)
Land Size: 383 sqm approx
Agent Comments

Comparable Properties



1a Queensberry St DAYLESFORD 3460 (REI/VG)

Agent Comments

 3  2  -

Price: \$900,000
Method: Private Sale
Date: 25/10/2019
Property Type: House
Land Size: 429 sqm approx



5 Fourth St HEPBURN SPRINGS 3461 (REI)

Agent Comments

 2  2  2

Price: \$810,000
Method: Private Sale
Date: 13/11/2019
Property Type: House
Land Size: 2002 sqm approx

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.