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

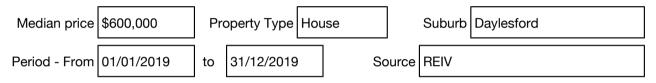
3/108 Central Springs Road, Daylesford Vic 3460

Indicative selling price

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Single price \$385,000

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	5/5 Borsa Cr HEPBURN SPRINGS 3461	\$382,500	29/01/2020
2	2/5 Borsa Cr HEPBURN SPRINGS 3461	\$377,500	29/01/2020
3	23/34 Smith St DAYLESFORD 3460	\$375,000	27/11/2018

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:

17/03/2020 16:20









Property Type: House (Res) **Land Size:** 316 sqm approx Agent Comments Nathan Skewes +61 3 5348 1700 +61 439 322 630 nathan.skewes@belleproperty.com

Indicative Selling Price \$385,000 Median House Price Year ending December 2019: \$600,000

Comparable Properties

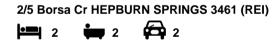


5/5 Borsa Cr HEPBURN SPRINGS 3461 (REI) Agent Comments



Price: \$382,500 Method: Private Sale Date: 29/01/2020 Property Type: House Land Size: 297 sqm approx

Agent Comments



Price: \$377,500 Method: Private Sale Date: 29/01/2020 Property Type: House

23/34 Smith St DAYLESFORD 3460 (VG)



Agent Comments



Price: \$375,000 Method: Sale Date: 27/11/2018 Property Type: House (Res) Land Size: 346 sqm approx

Account - Belle Property Daylesford | P: +61 3 5348 1700



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.