

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

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

Single price

\$385,000

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 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

3/108 Central Springs Road, Daylesford Vic 3460



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Indicative Selling Price

\$385,000

Median House Price

Year ending December 2019: \$600,000



2 1 1

Property Type: House (Res)

Land Size: 316 sqm approx

Agent Comments

Comparable Properties



5/5 Borsa Cr HEPBURN SPRINGS 3461 (REI)

Agent Comments

2 2 2

Price: \$382,500

Method: Private Sale

Date: 29/01/2020

Property Type: House

Land Size: 297 sqm approx



2/5 Borsa Cr HEPBURN SPRINGS 3461 (REI)

Agent Comments

2 2 2

Price: \$377,500

Method: Private Sale

Date: 29/01/2020

Property Type: House



23/34 Smith St DAYLESFORD 3460 (VG)

Agent Comments

2 - -

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.