

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

7 Rosella Lane, Daylesford Vic 3460

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$685,000

Median sale priceMedian price \$602,500 House ☒ Unit ☐ Suburb or locality Daylesford

Period - From 01/07/2018 to 30/06/2019 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	8 Westwood St DAYLESFORD 3460	\$675,000	04/04/2019
2	5 Range Rd HEPBURN SPRINGS 3461	\$670,000	10/09/2018
3	9 Tenth St HEPBURN SPRINGS 3461	\$649,000	14/05/2019

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 eighteen months.



Rooms:

Property Type: house

Land Size: 2538 sqm approx

Agent Comments

Comparable Properties



8 Westwood St DAYLESFORD 3460 (REI)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 04/04/2019

Rooms: -

Property Type: House

Land Size: 876 sqm approx



5 Range Rd HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 10/09/2018

Rooms: -

Property Type: House

Land Size: 4099 sqm approx



9 Tenth St HEPBURN SPRINGS 3461 (REI)

Agent Comments



Price: \$649,000

Method: Private Sale

Date: 14/05/2019

Rooms: -

Property Type: House

Land Size: 1400 sqm approx