

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

2 Ruthven Street, Daylesford Vic 3460

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$595,000

Property Type House

Suburb Daylesford

Period - From 01/10/2018

to

30/09/2019

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	131 Main Rd HEPBURN SPRINGS 3461	\$1,350,000	29/10/2018
2	43 Perrins St DAYLESFORD 3460	\$1,200,000	14/11/2018
3	41 Hill St DAYLESFORD 3460	\$1,165,000	03/12/2019

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 18 months.~~

This Statement of Information was prepared on:

23/12/2019 15:11



5 4 4

Rooms: 7

Property Type: Residential

Land Size: 2000 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending September 2019: \$595,000

Comparable Properties



131 Main Rd HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments

7 6 8

Price: \$1,350,000

Method: Private Sale

Date: 29/10/2018

Property Type: House

Land Size: 2286 sqm approx



43 Perrins St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 2 4

Price: \$1,200,000

Method: Private Sale

Date: 14/11/2018

Property Type: House

Land Size: 1288 sqm approx



41 Hill St DAYLESFORD 3460 (REI)

Agent Comments

3 2 2

Price: \$1,165,000

Method: Private Sale

Date: 03/12/2019

Property Type: House

Land Size: 1032 sqm approx