## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 2 Ruthven Street, Daylesford Vic 3460

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$595,000	Pro	operty Type	Hou	se		Suburb	Daylesford
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ade	dress 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









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) 7 6 8

Price: \$1,350,000 Method: Private Sale Date: 29/10/2018 Property Type: House Land Size: 2286 sqm approx

Agent Comments

Agent Comments



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)



Price: \$1,165,000 Method: Private Sale Date: 03/12/2019 Property Type: House Land Size: 1032 sqm approx Agent Comments

Account - Broadhurst Property | P: 1300 380 980



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.