

Glenda Rozen 5348 1700 0419 562 614 grozen@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pro	perty	offered	for	sale
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Address	91 Central Springs Road, Daylesford Vic 3460
Including suburb and	
postcode	

Indicative selling price

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

Single price \$685,000

Median sale price

Median price	\$497,500	Hou	ise X	Unit		Suburb	Daylesford
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	71 Central Springs Rd DAYLESFORD 3460	\$675,000	10/02/2017
2	70 Grenville St DAYLESFORD 3460	\$675,000	29/11/2016
3	33 Perrins St DAYLESFORD 3460	\$665,000	29/11/2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable-properties were sold within two kilometres of the property for sale in the last six months.

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91 Central Springs Road, Daylesford Vic 3460

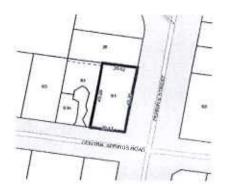
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\$685,000

grozen@hockingstuart.com.au Indicative Selling Price

Median House Price June quarter 2017: \$497,500



Rooms:

Property Type: House (Res) Land Size: 899 sqm approx

Agent Comments

Comparable Properties



71 Central Springs Rd DAYLESFORD 3460

(REI/VG)





Price: \$675,000 Method: Private Sale Date: 10/02/2017

Rooms: 7

Property Type: House

Land Size: 1042 sqm approx

Agent Comments



70 Grenville St DAYLESFORD 3460 (REI/VG)

3







Price: \$675,000 Method: Private Sale Date: 29/11/2016

Rooms: 5

Property Type: House (Res) Land Size: 1453 sqm approx Agent Comments



33 Perrins St DAYLESFORD 3460 (REI/VG)

4





Agent Comments

Price: \$665,000 Method: Private Sale Date: 29/11/2016

Rooms: 8

Property Type: House Land Size: 1500 sqm approx

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