

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Address  
Including suburb and  
postcode

91 Central Springs Road, Daylesford Vic 3460

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$685,000

#### Median sale price

Median price

\$497,500

House

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.

	Address 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.~~

91 Central Springs Road, Daylesford Vic 3460

**hockingstuart**

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**Indicative Selling Price**

\$685,000

**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)**

**Agent Comments**



**Price:** \$675,000

**Method:** Private Sale

**Date:** 10/02/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 1042 sqm approx



**70 Grenville St DAYLESFORD 3460 (REI/VG)**

**Agent Comments**



**Price:** \$675,000

**Method:** Private Sale

**Date:** 29/11/2016

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 1453 sqm approx



**33 Perrins St DAYLESFORD 3460 (REI/VG)**

**Agent Comments**



**Price:** \$665,000

**Method:** Private Sale

**Date:** 29/11/2016

**Rooms:** 8

**Property Type:** House

**Land Size:** 1500 sqm approx