

WE DELIVER RESULTS

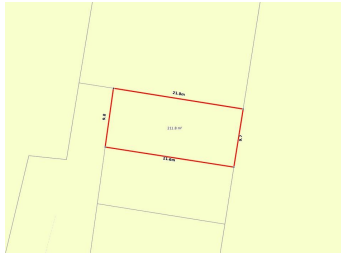
STATEMENT OF INFORMATION

6 ROSELLA LANE, DAYLESFORD, VIC 3460

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 ROSELLA LANE, DAYLESFORD, VIC

1 1 1

Indicative Selling Price

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

Single Price: **\$300,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (Unit)

\$375,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3 ROSELLA LANE, DAYLESFORD, VIC 3460

2 1 1

Sale Price

\$270,000

Sale Date: 24/11/2017

Distance from Property: 30m



2/3 ELSBETH CRT, DAYLESFORD, VIC 3460

2 1 2

Sale Price

\$370,000

Sale Date: 24/08/2017

Distance from Property: 1.1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 ROSELLA LANE, DAYLESFORD, VIC 3460

Indicative selling price

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

Single Price:

\$300,000

Median sale price

Median price

\$375,000

House

X

Unit

Suburb

DAYLESFORD

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
3 ROSELLA LANE, DAYLESFORD, VIC 3460	\$270,000	24/11/2017
2/3 ELSBETH CRT, DAYLESFORD, VIC 3460	\$370,000	24/08/2017