

## 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

unit 2 8 Queensberry Street, 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 \$525,000

#### Median sale price\*

Median price House Unit Suburb or locality Daylesford

Period - From to Source

#### 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 eighteen 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	1/2a Park Av HEPBURN SPRINGS 3461	\$541,250	19/06/2018
2	3/7 Orford St DAYLESFORD 3460	\$537,500	06/09/2017
3	13 Sixth St HEPBURN SPRINGS 3461	\$535,000	23/01/2018

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 eighteen months.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$525,000  
 No median price available

## Comparable Properties



**1/2a Park Av HEPBURN SPRINGS 3461 (REI/VG)**

Agent Comments



**Price:** \$541,250  
**Method:** Private Sale  
**Date:** 19/06/2018  
**Rooms:** -  
**Property Type:** House



**3/7 Orford St DAYLESFORD 3460 (REI/VG)**

Agent Comments



**Price:** \$537,500  
**Method:** Private Sale  
**Date:** 06/09/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



**13 Sixth St HEPBURN SPRINGS 3461 (REI/VG)** Agent Comments



**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 23/01/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 497 sqm approx