

# 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

30 Hepburn 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)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$595,000 Property Type House Suburb Daylesford

Period - From 01/10/2018 to 30/09/2019 Source 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.

	Address of comparable property	Price	Date of sale
1	6/7 Orford St DAYLESFORD 3460	\$650,000	10/10/2019
2	26 Stanbridge St DAYLESFORD 3460	\$605,000	08/08/2018
3	80 Central Springs Rd DAYLESFORD 3460	\$600,000	21/02/2019

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:

31/10/2019 14:42



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**Property Type:** House  
**Land Size:** 651 sqm approx  
**Agent Comments**

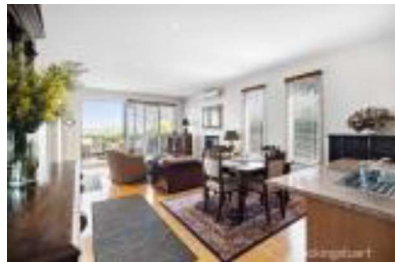
**Indicative Selling Price**

\$580,000 - \$630,000

**Median House Price**

Year ending September 2019: \$595,000

## Comparable Properties



**6/7 Orford St DAYLESFORD 3460 (REI)**

**Agent Comments**

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**Price:** \$650,000  
**Method:** Sale by Tender  
**Date:** 10/10/2019  
**Property Type:** House  
**Land Size:** 701 sqm approx



**26 Stanbridge St DAYLESFORD 3460 (REI/VG)** **Agent Comments**

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**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 08/08/2018  
**Property Type:** House  
**Land Size:** 705 sqm approx



**80 Central Springs Rd DAYLESFORD 3460 (REI/VG)** **Agent Comments**

 2  1  3

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 21/02/2019  
**Property Type:** House  
**Land Size:** 680 sqm approx