

# 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 28 Frazer Street, Daylesford Vic 3460  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$430,000

### Median sale price

Median price \$590,000

Property Type House

Suburb Daylesford

Period - From 13/09/2018

to 12/09/2019

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 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	36 Stanbridge St DAYLESFORD 3460	\$440,000	01/10/2018
2	6/5 Borsa Cr HEPBURN SPRINGS 3461	\$410,000	08/07/2019
3			

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.

This Statement of Information was prepared on:

16/09/2019



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 732 sqm approx

Agent Comments

**Indicative Selling Price**

\$430,000

**Median House Price**

13/09/2018 - 12/09/2019: \$590,000

## Comparable Properties



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



**Price:** \$440,000

**Method:** Private Sale

**Date:** 01/10/2018

**Property Type:** House

**Land Size:** 792 sqm approx



**6/5 Borsa Cr HEPBURN SPRINGS 3461 (VG)** Agent Comments



**Price:** \$410,000

**Method:** Sale

**Date:** 08/07/2019

**Property Type:** Flat/Unit/Apartment (Res)

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.