

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 or
locality and postcode

28 Frazer Street, Daylesford Vic 3460

Indicative selling price

For the meaning of this price see 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.~~

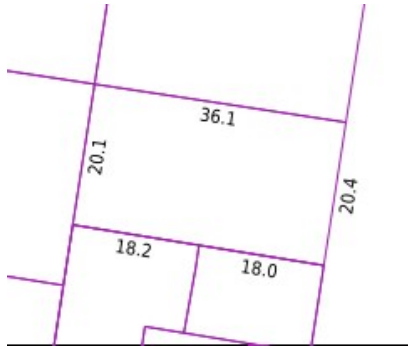
	Address of comparable property	Price	Date of sale
1	36 Stanbridge St DAYLESFORD 3460	\$440,000	01/10/2018
2	6/5 Borsa Cr HEPBURN SPRINGS 3461	\$410,000	08/07/2019
3			

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



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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

2 1 1

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

2 - -

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.