

## 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

3/7 Orford 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 \$495,000

## Median sale price

Median price \$475,000 House ☒ Unit ☐ Suburb or locality Daylesford

Period - From 01/07/2016 to 30/06/2017 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	101 Central Springs Rd DAYLESFORD 3460	\$510,000	17/04/2017
2	3/4 Elsbeth Ct DAYLESFORD 3460	\$495,000	26/05/2017
3	19 Church Av HEPBURN SPRINGS 3461	\$480,000	01/04/2017

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.



3 2 0

**Rooms:**

**Property Type:** Villa

**Land Size:** 589 sqm approx

Agent Comments

## Comparable Properties



**101 Central Springs Rd DAYLESFORD 3460 (VG)**

Agent Comments

3 - -

**Price:** \$510,000

**Method:** Sale

**Date:** 17/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 876 sqm approx



**3/4 Elsbeth Ct DAYLESFORD 3460 (REI)**

Agent Comments

3 2 3

**Price:** \$495,000

**Method:** Private Sale

**Date:** 26/05/2017

**Rooms:** 5

**Property Type:** House



**19 Church Av HEPBURN SPRINGS 3461 (VG)**

Agent Comments

3 - -

**Price:** \$480,000

**Method:** Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 481 sqm approx