

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

9a Millar Street, Daylesford Vic 3460

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$595,000

Median sale price

Median price \$600,000 House Unit Suburb or locality Daylesford

Period - From 01/04/2018 to 31/03/2019 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	80 Central Springs Rd DAYLESFORD 3460	\$600,000	21/02/2019
2	17 Church Av HEPBURN SPRINGS 3461	\$595,000	23/01/2019
3	15a Grenville St DAYLESFORD 3460	\$590,000	08/03/2019

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 eighteen months.



Rooms:
Property Type: House (Res)
Land Size: 372 sqm approx
Agent Comments

Indicative Selling Price
\$595,000

Median House Price
Year ending March 2019: \$600,000

Comparable Properties



80 Central Springs Rd DAYLESFORD 3460
(REI/VG)

Agent Comments



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



17 Church Av HEPBURN SPRINGS 3461
(REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 23/01/2019
Rooms: -
Property Type: House
Land Size: 945 sqm approx



15a Grenville St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$590,000
Method: Sale
Date: 08/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 400 sqm approx