

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

Park Avenue, Daylesford Vic 3460

Indicative selling price

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

Range between \$208,000

&

\$223,000

Median sale price

Median price \$497,500

House

X

Unit

Suburb or locality

Daylesford

Period - From 01/04/2017

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	1 Magazine Dr DAYLESFORD 3460	\$230,000	25/05/2016
2	11a Main Rd HEPBURN SPRINGS 3461	\$210,000	09/03/2017
3	117 Main Rd HEPBURN SPRINGS 3461	\$210,000	12/05/2016

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:
Agent Comments

Indicative Selling Price
\$208,000 - \$223,000
Median House Price
June quarter 2017: \$497,500

Statement of Information CA13 Park Avenue, Dayleford

Comparable Properties



1 Magazine Dr DAYLESFORD 3460 (REI)

Agent Comments



Price: \$230,000
Method: Private Sale
Date: 25/05/2016
Rooms: -
Property Type: Land
Land Size: 4119 sqm approx



11a Main Rd HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments



Price: \$210,000
Method: Private Sale
Date: 09/03/2017
Rooms: -
Property Type: Land (Res)
Land Size: 998 sqm approx



117 Main Rd HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments



Price: \$210,000
Method: Private Sale
Date: 12/05/2016
Rooms: -
Property Type: Land
Land Size: 980 sqm approx