

## 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

6A Park Avenue, 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 \$299,000

#### Median sale price\*

Median price House Unit Suburb or locality Daylesford

Period - From to Source

#### 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	6 Nash La DAYLESFORD 3460	\$300,000	25/07/2018
2	121 Main Rd HEPBURN SPRINGS 3461	\$260,000	16/11/2017
3	20 Perrins St DAYLESFORD 3460	\$230,000	12/09/2018

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**

**Property Type:** Land

**Land Size:** 655 sqm approx

**Agent Comments**

Landscaped gardens

## Comparable Properties



**6 Nash La DAYLESFORD 3460 (REI/VG)**

**Agent Comments**



**Price:** \$300,000

**Method:** Private Sale

**Date:** 25/07/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 525 sqm approx



**121 Main Rd HEPBURN SPRINGS 3461 (REI/VG)**

**Agent Comments**



**Price:** \$260,000

**Method:** Private Sale

**Date:** 16/11/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 635 sqm approx



**20 Perrins St DAYLESFORD 3460 (VG)**

**Agent Comments**



**Price:** \$230,000

**Method:** Sale

**Date:** 12/09/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 611 sqm approx