# hockingstuart

#### Statement of Information

Gary Cooke 03 5348 1700 0488 547 004 gcooke@hockingstuart.com.au

## 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 andpostcode

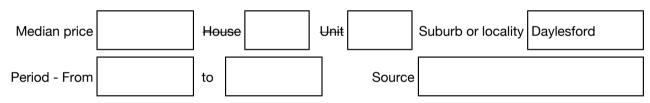
6A Park Avenue, Daylesford Vic 3460

#### Indicative selling price

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

Single price \$299,000

#### Median sale price\*



#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: Land Land Size: 655 sqm approx Agent Comments Landscaped gardens Gary Cooke 03 5348 1700 0488 547 004 gcooke@hockingstuart.com.au

> Indicative Selling Price \$299,000 No median price available

### **Comparable Properties**

	6 Nash La DAYLESFORD 3460 (REI/VG) Price: \$300,000 Method: Private Sale Date: 25/07/2018 Rooms: - Property Type: Land Land Size: 525 sqm approx	Agent Comments
Carried State	121 Main Rd HEPBURN SPRINGS 3461 (REI/VG) Price: \$260,000 Method: Private Sale Date: 16/11/2017 Rooms: - Property Type: Land Land Size: 635 sqm approx	Agent Comments
	20 Perrins St DAYLESFORD 3460 (VG) Price: \$230,000 Method: Sale Date: 12/09/2018 Rooms: - Property Type: Land Land Size: 611 sqm approx	Agent Comments

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propertydata

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