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 and postcode

42 Hill Street Daylesford VIC 3460

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$600,000	&	\$660,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$615,000	Prope	erty type	/pe House		Suburb	Daylesford
Period-from	01 Aug 2019	to	31 Jul 2	020	Source		Corelogic

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 18 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	
9 Duke Street Daylesford VIC 3460	\$570,000	12-Jun-20	
4 Orford Street Daylesford VIC 3460	\$670,000	11-Jun-20	
57 Jamieson Street Daylesford VIC 3460	\$710,000	28-May-20	

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 18 months.

This Statement of Information was prepared on: 06 August 2020



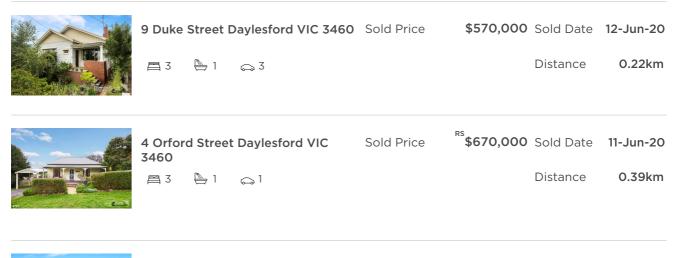
consumer.vic.gov.au



Kim McQueen

M 0417116657

E kim@mcqueenbroadhurst.com.au





57 Jamieson Street Daylesford VIC
Sold Price
\$710,000
Sold Date
28-May-20

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RS = Recent sale UN = Undisclosed Sale

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