

## STATEMENT OF INFORMATION

### Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 15 Elma Court Daisy Hill Vic 3465

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$\* or range between \$445,000 & \$480,000

#### Median sale price

Median price \$435,000 Property Type All Property Suburb or Locality Daisy Hill

Period - From Updated to 4th Feb 2021 Source Realestate.com.au

#### 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
1 31 Churchill Crt Daisy Hill 4BR 2 Bth 2.02 HA	\$490,000	22nd Jan 2021
2 55 Nicholls rd Daisy Hill 3BR 1 Bth 2.02 HA	\$410,000	20th Jan 2021
3 16 George Cook Dve Sth Daisy Hill 5BR 2Bth	\$527,000	31st Aug 2020

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: 26.02.21