hockingstuart

Mark Smith 03 5348 1700 0439 321 566 mgsmith@hockingstuart.com.au

Indicative Selling Price \$229,000 **Median House Price** Year ending March 2017: \$471,000





Comparable Properties



3 Knox St DAYLESFORD 3460 (REI)

-2

Price: \$285.000 Method: Private Sale Date: 05/05/2017

Rooms: 3

Property Type: House (Res)



82 (LOT/2) Central Springs Road Daylesf **DAYLESFORD 3460 (REI)**





Price: \$180,000 Method: Private Sale Date: 01/10/2016 Rooms: -

Property Type: Land

Agent Comments

Agent Comments



12 Malmsbury Rd DAYLESFORD 3460 (REI)



Price: \$150,000 Method: Private Sale Date: 28/10/2016

Rooms: -

Property Type: Land

Agent Comments

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered f	for sale
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Address	38 Connells Gully Road, Daylesford Vic 3460
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$229,000

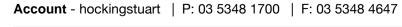
Median sale price

Median price	\$471,000	Н	ouse	Х	Suburb or loc	cality	Daylesford
Period - From	01/04/2016	to	31/03	3/2017	Source	REIV	,

Comparable property sales

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
3 Knox St DAYLESFORD 3460	\$285,000	05/05/2017
82 (LOT/2) Central Springs Road Daylesf DAYLESFORD 3460	\$180,000	01/10/2016
12 Malmsbury Rd DAYLESFORD 3460	\$150,000	28/10/2016







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