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**Indicative Selling Price**

\$229,000

**Median House Price**

Year ending March 2017: \$471,000



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**3 Knox St DAYLESFORD 3460 (REI)**

**Agent Comments**



**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)**

**Agent Comments**



**Price:** \$180,000

**Method:** Private Sale

**Date:** 01/10/2016

**Rooms:** -

**Property Type:** Land



**12 Malmsbury Rd DAYLESFORD 3460 (REI)**

**Agent Comments**



**Price:** \$150,000

**Method:** Private Sale

**Date:** 28/10/2016

**Rooms:** -

**Property Type:** Land

## 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

38 Connells Gully Road, 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 \$229,000

**Median sale price**

Median price \$471,000

House

X

Suburb or locality

Daylesford

Period - From 01/04/2016

to

31/03/2017

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