

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

Lot 2 5 Parker Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$185,000

Median sale price*

Median price

House

Unit

Suburb or locality

Daylesford

Period - From

to

Source

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	21a Stanhope St DAYLESFORD 3460	\$195,000	30/01/2019
2	31a Grenville St DAYLESFORD 3460	\$195,000	20/04/2018
3	2 Elm Tree La DAYLESFORD 3460	\$175,000	15/03/2018

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.



Rooms:

Property Type: Residential Land

Land Size: 509 sqm approx

Agent Comments

Comparable Properties

21a Stanhope St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$195,000

Method: Sale

Date: 30/01/2019

Rooms: -

Property Type: Land

Land Size: 490 sqm approx

31a Grenville St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$195,000

Method: Sale

Date: 20/04/2018

Rooms: -

Property Type: Land

Land Size: 605 sqm approx

2 Elm Tree La DAYLESFORD 3460 (VG)

Agent Comments



Price: \$175,000

Method: Sale

Date: 15/03/2018

Rooms: -

Property Type: Land

Land Size: 538 sqm approx