### 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

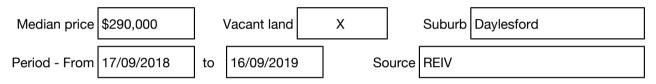
30 Perrins Street, Daylesford Vic 3460

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$205,000

#### Median sale price



#### 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	20 Perrins St DAYLESFORD 3460	\$230,000	12/09/2018
2	21a Stanhope St DAYLESFORD 3460	\$195,000	30/01/2019
3	31a Grenville St DAYLESFORD 3460	\$195,000	20/04/2018

OR

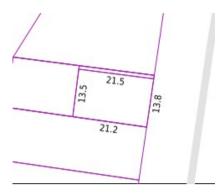
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

17/09/2019 17:38



# hockingstuart

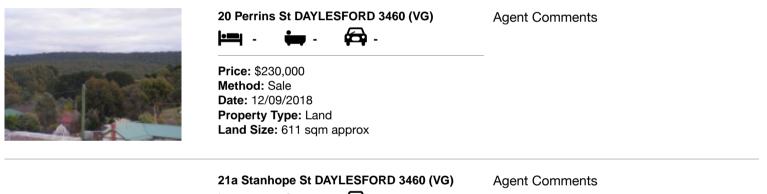


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Property Type: Land (Res) Land Size: 291 sqm approx Agent Comments Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

Indicative Selling Price \$205,000 Median Land Price 17/09/2018 - 16/09/2019: \$290,000

## **Comparable Properties**



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Price: \$195,000 Method: Sale Date: 30/01/2019 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 Property Type: Land Land Size: 605 sqm approx

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.