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Indicative Selling Price

\$530,000

Median House Price

Year ending March 2017: \$471,000



3 1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



49 Central Springs Rd DAYLESFORD 3460 (REI/VG)

Agent Comments

3 1 2

Price: \$535,000

Method: Private Sale

Date: 20/12/2016

Rooms: 7

Property Type: House

Land Size: 487 sqm approx



24 Main Rd HEPBURN SPRINGS 3461 (REI/VG) **Agent Comments**

3 2 2

Price: \$522,500

Method: Private Sale

Date: 04/08/2016

Rooms: 6

Property Type: House (Res)

Land Size: 1035 sqm approx



LOT 1/82 Central Springs Rd DAYLESFORD 3460 (REI)

Agent Comments

3 2 2

Price: \$520,000

Method: Private Sale

Date: 13/07/2016

Rooms: 8

Property Type: House

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

93 Central Springs Road, Daylesford Vic 3460

Indicative selling price

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

Single price

\$530,000

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
49 Central Springs Rd DAYLESFORD 3460	\$535,000	20/12/2016
24 Main Rd HEPBURN SPRINGS 3461	\$522,500	04/08/2016
LOT 1/82 Central Springs Rd DAYLESFORD 3460	\$520,000	13/07/2016