hockingstuart





Rooms: Property Type: House (Res) Agent Comments Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

Indicative Selling Price \$530,000 Median House Price Year ending March 2017: \$471,000

Comparable Properties



49 Central Springs Rd DAYLESFORD 3460 (REI/VG)



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



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)



Price: \$520,000 Method: Private Sale Date: 13/07/2016 Rooms: 8 Property Type: House

ype: House

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

Generated: 07/07/2017 12:59

REIV Spropertydata

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.

Agent Comments

Agent Comments

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality andpostcode

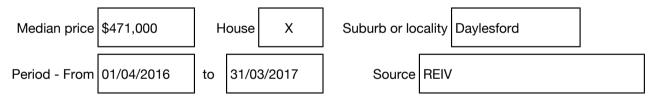
Address 93 Central Springs Road, Daylesford Vic 3460

Indicative selling price

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

Single price \$530,000

Median sale price



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

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

propertydata

Generated: 07/07/2017 12:59

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.

