

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

29 Hospital Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$649,000

Median sale price*

Median price \$600,000 House ☒ Unit ☐ Suburb or locality Daylesford

Period - From 01/10/2018 to 31/12/2018 Source reiv

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	14 Little St DAYLESFORD 3460	\$655,000	20/08/2018
2	17 Vincent St DAYLESFORD 3460	\$625,000	07/08/2018
3	17 Vincent St.N DAYLESFORD 3460	\$625,000	09/08/2018

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.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 849 sqm approx

Agent Comments

Indicative Selling Price

\$649,000

Median House Price *

01/10/2018 - 31/12/2018: \$600,000

* Agent calculated median

Comparable Properties



14 Little St DAYLESFORD 3460 (REI/VG)

Agent Comments

4 2 2

Price: \$655,000

Method: Private Sale

Date: 20/08/2018

Rooms: -

Property Type: House

Land Size: 1051 sqm approx



17 Vincent St DAYLESFORD 3460 (VG)

Agent Comments

4 - -

Price: \$625,000

Method: Sale

Date: 07/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 809 sqm approx



17 Vincent St.N DAYLESFORD 3460 (REI)

Agent Comments

4 1 2

Price: \$625,000

Method: Private Sale

Date: 09/08/2018

Rooms: -

Property Type: House