Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
-----------------	-----------	----------

Address	41 Hill Street, Daylesford Vic 3460
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$1,165,000

Median sale price

Median price	\$595,000	Pro	perty Type	House		Suburb	Daylesford
Period - From	01/10/2018	to	30/09/2019		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	8 Mineral Springs Cr HEPBURN SPRINGS 3461	\$1,180,000	26/06/2018
2	8 Park Av DAYLESFORD 3460	\$1,100,000	24/11/2018
3	14 Central Springs Rd DAYLESFORD 3460	\$1,060,000	06/04/2019

OR

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

This Statement of Information was prepared on:	06/11/2019 09:51



hockingstuart

Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

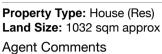
Indicative Selling Price \$1,165,000 **Median House Price**

Year ending September 2019: \$595,000











Comparable Properties



8 Mineral Springs Cr HEPBURN SPRINGS

3461 (VG)







Price: \$1,180,000 Method: Sale Date: 26/06/2018

Property Type: House (Res) Land Size: 958 sqm approx

Agent Comments



8 Park Av DAYLESFORD 3460 (VG)





Price: \$1,100,000 Method: Sale Date: 24/11/2018

Property Type: House (Res) Land Size: 866 sqm approx

Agent Comments

14 Central Springs Rd DAYLESFORD 3460

(VG)







Price: \$1,060,000 Method: Sale Date: 06/04/2019

Property Type: House (Res) Land Size: 809 sqm approx

Agent Comments

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



