

# 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

41 Hill Street, Daylesford Vic 3460

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,165,000

### Median sale price

Median price

\$595,000

Property 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	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 comparable properties 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



 3  2  1

**Property Type:** House (Res)

**Land Size:** 1032 sqm approx

Agent Comments

## Comparable Properties



**8 Mineral Springs Cr HEPBURN SPRINGS  
3461 (VG)**

Agent Comments

 3  -  -

**Price:** \$1,180,000

**Method:** Sale

**Date:** 26/06/2018

**Property Type:** House (Res)

**Land Size:** 958 sqm approx



**8 Park Av DAYLESFORD 3460 (VG)**

Agent Comments

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**Price:** \$1,100,000

**Method:** Sale

**Date:** 24/11/2018

**Property Type:** House (Res)

**Land Size:** 866 sqm approx

**14 Central Springs Rd DAYLESFORD 3460  
(VG)**

Agent Comments

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**Price:** \$1,060,000

**Method:** Sale

**Date:** 06/04/2019

**Property Type:** House (Res)

**Land Size:** 809 sqm approx