

# 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

Lot 4/43 Jamieson 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 \$875,000

### Median sale price

Median price \$600,000

Property Type House

Suburb Daylesford

Period - From 01/01/2019

to 31/12/2019

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 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	1a Queensberry St DAYLESFORD 3460	\$900,000	25/10/2019
2	5 Fourth St HEPBURN SPRINGS 3461	\$810,000	13/11/2019
3			

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.~~

This Statement of Information was prepared on:

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**Indicative Selling Price**  
\$875,000

**Median House Price**  
Year ending December 2019: \$600,000

LUX X  
DAYLESFORD

 3  2  2

**Property Type:** House (Res)

**Land Size:** 439 sqm approx

Agent Comments

## Comparable Properties



**1a Queensberry St DAYLESFORD 3460 (REI/VG)**

Agent Comments

 3  2  -

**Price:** \$900,000

**Method:** Private Sale

**Date:** 25/10/2019

**Property Type:** House

**Land Size:** 429 sqm approx



**5 Fourth St HEPBURN SPRINGS 3461 (REI)**

Agent Comments

 2  2  2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 13/11/2019

**Property Type:** House

**Land Size:** 2002 sqm approx

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.