

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

245 Daylesford-Trentham Road, Daylesford Vic 3460

Indicative selling price

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

Single price \$460,000

Median sale price*

Median price \$705,000 House X Unit Suburb or locality Daylesford

Period - From 20/02/2018 to 20/02/2019 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		
2		
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.~~



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Rooms:

Property Type: House

Land Size: 93081 sqm approx

Agent Comments

Indicative Selling Price

\$460,000

Median House Price *

20/02/2018 - 20/02/2019: \$705,000

* Agent calculated median

Comparable Properties

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.