

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 andpostcode

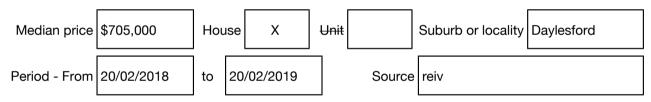
34 Frazer Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$699,500

Median sale price*



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	8 Vincent St.N DAYLESFORD 3460	\$731,000	03/05/2018
2	14 Little St DAYLESFORD 3460	\$655,000	20/08/2018
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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 703 sqm approx Agent Comments Indicative Selling Price \$699,500 Median House Price * 20/02/2018 - 20/02/2019: \$705,000 * Agent calculated median

Comparable Properties

8 Vincent St.N DAYLESFORD 3460 (REI) 3 2 2 2 Price: \$731,000 Method: Private Sale Date: 03/05/2018 Rooms: - Property Type: House (Res) Land Size: 840 sqm approx	Agent Comments
14 Little St DAYLESFORD 3460 (REI/VG) 14 1 1 1 1 <td>Agent Comments</td>	Agent Comments
17 Vincent St.N DAYLESFORD 3460 (REI) 4 1 2 Price: \$625,000 Method: Private Sale Date: 09/08/2018 Rooms: - Property Type: House	Agent Comments

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