

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

2858 Ballan-daylesford Road, Daylesford Vic 3460

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$479,000

Median sale price

Median price \$475,000 House ☒ Unit ☐ Suburb or locality Daylesford

Period - From 01/07/2016 to 30/06/2017 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	6 Hill St DAYLESFORD 3460	\$502,000	26/07/2017
2	9 Sixth St HEPBURN SPRINGS 3461	\$495,000	12/05/2017
3	44 Frazer St DAYLESFORD 3460	\$470,000	11/08/2017

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.~~

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 993 sqm approx

Agent Comments

Indicative Selling Price

\$479,000

Median House Price

Year ending June 2017: \$475,000

Comparable Properties

**6 Hill St DAYLESFORD 3460 (REI)**

Agent Comments

**Price:** \$502,000**Method:** Private Sale**Date:** 26/07/2017**Rooms:** 3**Property Type:** House (Res)**Land Size:** 824 sqm approx**9 Sixth St HEPBURN SPRINGS 3461 (VG)**

Agent Comments

**Price:** \$495,000**Method:** Sale**Date:** 12/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 1126 sqm approx**44 Frazer St DAYLESFORD 3460 (REI)**

Agent Comments

**Price:** \$470,000**Method:** Private Sale**Date:** 11/08/2017**Rooms:** 5**Property Type:** House**Land Size:** 720 sqm approx