# hockingstuart

#### Statement of Information

Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

## 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

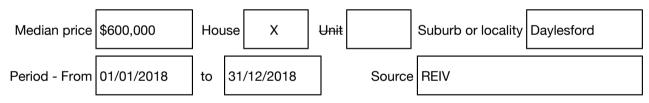
5 East Street, Daylesford Vic 3460 r e

#### Indicative selling price

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

Single price \$495,000

#### 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	13 Sixth St HEPBURN SPRINGS 3461	\$535,000	23/01/2018
2	6 Church Av HEPBURN SPRINGS 3461	\$495,000	13/02/2018
3	103 Central Springs Rd DAYLESFORD 3460	\$485,000	14/01/2019

#### 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 eighteen months.

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propertydata

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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.



#### 5 East Street, Daylesford Vic 3460

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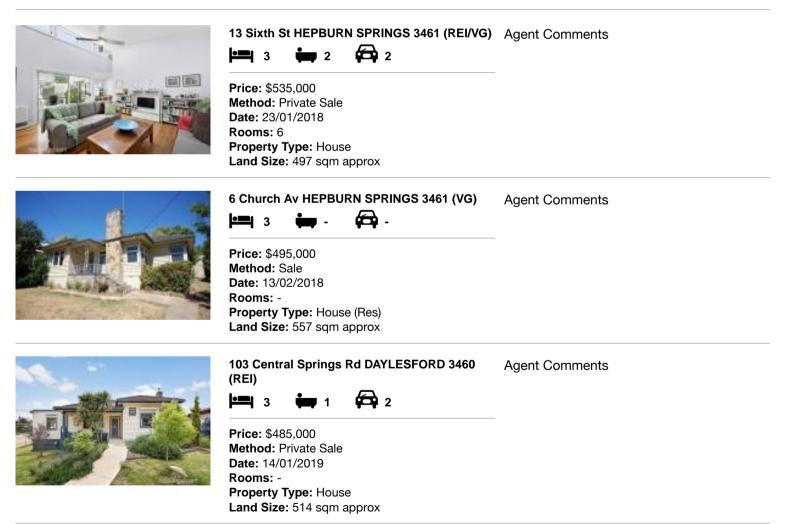




Rooms: Property Type: House (Res) Land Size: 810 sqm approx Agent Comments Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

Indicative Selling Price \$495,000 Median House Price Year ending December 2018: \$600,000

### **Comparable Properties**



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