### 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

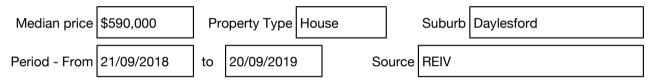
46A Vincent Street, Daylesford Vic 3460

#### Indicative selling price

For the meaning of this		

Single price \$595,000

#### 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 18 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	17 Church Av HEPBURN SPRINGS 3461	\$595,000	23/01/2019
2	53 Ingrow La DAYLESFORD 3460	\$560,000	29/07/2019
3	99 Grant St DAYLESFORD 3460	\$550,000	17/01/2019

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 18 months.

This Statement of Information was prepared on:

21/09/2019 13:30



46A Vincent Street, Daylesford Vic 3460

# hockingstuart

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Property Type: Residential Land Size: Approx 1300 sqm approx Agent Comments Gary Cooke 03 5348 1700 0488 547 004 gcooke@hockingstuart.com.au

Indicative Selling Price \$595,000 Median House Price 21/09/2018 - 20/09/2019: \$590,000

## **Comparable Properties**





17 Church Av HEPBURN SPRINGS 3461 (REI/VG)



Price: \$595,000 Method: Private Sale Date: 23/01/2019 Property Type: House Land Size: 945 sqm approx



Agent Comments

Agent Comments



Price: \$560,000 Method: Sale Date: 29/07/2019 Property Type: House (Res) Land Size: 1168 sqm approx



99 Grant St DAYLESFORD 3460 (REI/VG)

**n** 1



Price: \$550,000 Method: Private Sale Date: 17/01/2019 Property Type: House

Land Size: 1006 sqm approx

Agent Comments

#### Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647



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.