

# 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 46A Vincent Street, Daylesford Vic 3460  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$595,000

### Median sale price

Median price \$590,000

Property Type House

Suburb Daylesford

Period - From 21/09/2018

to 20/09/2019

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 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



**Property Type:** Residential  
**Land Size:** Approx 1300 sqm approx  
Agent Comments

**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)**

Agent Comments



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



**53 Ingrow La DAYLESFORD 3460 (VG)**

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)**

Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 17/01/2019  
**Property Type:** House  
**Land Size:** 1006 sqm approx