

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

22 Orford Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$859,000

Median sale price

Median price \$550,000 House Unit Suburb or locality Daylesford

Period - From 01/10/2017 to 30/09/2018 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 | | |
| 2 | | |
| 3 | | |

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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Indicative Selling Price

\$859,000

Median House Price

Year ending September 2018: \$550,000



 4  3  1

Rooms:

Property Type: House

Land Size: 890 sqm approx

Agent Comments

Comparable Properties

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.