

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

45 West Street, Daylesford Vic 3460

Indicative selling price

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

Range between \$895,000 & \$945,000

Median sale price

Median price \$590,000 Property Type House Suburb Daylesford

Period - From 16/09/2018 to 15/09/2019 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 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	22 Orford St DAYLESFORD 3460	\$839,000	12/03/2019
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.

This Statement of Information was prepared on: 16/09/2019

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Indicative Selling Price

\$895,000 - \$945,000

Median House Price

16/09/2018 - 15/09/2019: \$590,000



 3  1  2

Property Type: House

Land Size: 1326 sqm approx

Agent Comments

Comparable Properties



22 Orford St DAYLESFORD 3460 (REI/VG)

Agent Comments

 4  3  1

Price: \$839,000

Method: Private Sale

Date: 12/03/2019

Property Type: House

Land Size: 893 sqm approx

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.