

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

2 Fulcher Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$160,000

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	7a Little St DAYLESFORD 3460	\$165,000	22/12/2017
2	Lot 3/40 Table Hill Rd DAYLESFORD 3460	\$165,000	01/08/2017
3	44c Main Rd HEPBURN SPRINGS 3461	\$160,000	06/08/2018

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.



Rooms:
Property Type: Vacant Land
Land Size: 461 sqm approx
Agent Comments

Indicative Selling Price
\$160,000
Median House Price
Year ending September 2018: \$550,000

Comparable Properties



7a Little St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$165,000
Method: Sale
Date: 22/12/2017
Rooms: -
Property Type: Land

Lot 3/40 Table Hill Rd DAYLESFORD 3460 (REI)

Agent Comments



Price: \$165,000
Method: Private Sale
Date: 01/08/2017
Rooms: -
Property Type: Land (Res)

44c Main Rd HEPBURN SPRINGS 3461 (VG)

Agent Comments



Price: \$160,000
Method: Sale
Date: 06/08/2018
Rooms: -
Property Type: Land
Land Size: 745 sqm approx