

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

36 Smith Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$540,000

Median sale price

Median price \$480,000 House Unit Suburb or locality Daylesford

Period - From 01/10/2016 to 30/09/2017 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	89 Central Springs Rd DAYLESFORD 3460	\$555,000	12/04/2017
2	26 Main Rd HEPBURN SPRINGS 3461	\$505,000	08/02/2017
3	3/4 Elsbeth Ct DAYLESFORD 3460	\$495,000	26/05/2017

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: Land (Res)

Land Size: 639 sqm approx

Agent Comments

Comparable Properties



89 Central Springs Rd DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 12/04/2017

Rooms: -

Property Type: House

Land Size: 992 sqm approx



26 Main Rd HEPBURN SPRINGS 3461 (REI/VG) Agent Comments



Price: \$505,000

Method: Private Sale

Date: 08/02/2017

Rooms: 4

Property Type: House (Res)

Land Size: 663 sqm approx



3/4 Elsbeth Ct DAYLESFORD 3460 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 26/05/2017

Rooms: 5

Property Type: House