# hockingstuart

Lee Milne 03 5348 1700 0488 547 004

Imilne@hockingstuart.com.au

#### 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 andpostcode

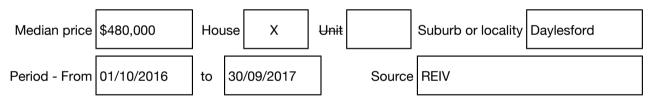
36 Smith Street, Daylesford Vic 3460

#### Indicative selling price

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

Single price \$540,000

#### Median sale price



#### 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.

#### Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647

propertydata

#### Generated: 28/11/2017 12:51

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### hockingstuart





Rooms: Property Type: Land (Res) Land Size: 639 sqm approx Agent Comments

Lee Milne 03 5348 1700 0488 547 004 Imilne@hockingstuart.com.au

**Indicative Selling Price** \$540,000 **Median House Price** Year ending September 2017: \$480,000

### **Comparable Properties**



Agent Comments (REI/VG) **-** 3 **2** 4 Price: \$555.000

89 Central Springs Rd DAYLESFORD 3460

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)

**6**33 - 3 2

Price: \$495,000 Method: Private Sale Date: 26/05/2017 Rooms: 5 Property Type: House

#### Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647

#### Generated: 28/11/2017 12:51

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

propertydata