

Nathan Skewes

5348 1700

0439 322 630

nskewes@hockingstuart.com.au

Indicative Selling Price

\$930,000

Median House Price

Year ending March 2017: \$471,000



 3  2  2

Rooms:

Property Type: House

Land Size: 424 sqm approx

Agent Comments

In the agents opinion, there are no true comparison properties available in the timeframe for the Statement of information.

Comparable Properties



17a Leggatt St DAYLESFORD 3460 (REI)

Agent Comments

 3  2  2

Price: \$1,208,000

Method: Auction Sale

Date: 06/03/2016

Rooms: -

Property Type: House (Res)

Land Size: 810 sqm approx



15 Leggatt St DAYLESFORD 3460 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,100,000

Method: Private Sale

Date: 28/02/2017

Rooms: 8

Property Type: House (Res)

Land Size: 921 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 18 months.

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

18a King Street, Daylesford Vic 3460

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$930,000

Median sale price

Median price \$471,000

House X

Suburb or locality Daylesford

Period - From 01/04/2016

to 31/03/2017

Source REIV

Comparable property sales

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 18 months.