

## 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 1 & 2 110 West Street, Daylesford Vic 3460

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,200,000

#### Median sale price

Median price \$497,500 House  Unit  Suburb or locality Daylesford

Period - From 01/04/2017 to 30/06/2017 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	16 Leggatt St DAYLESFORD 3460	\$1,550,000	28/09/2016
2	17a Leggatt St DAYLESFORD 3460	\$1,208,000	26/04/2016
3	15 Leggatt St DAYLESFORD 3460	\$1,100,000	28/02/2017

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.~~



3   2   2

**Rooms:**  
**Property Type:** Closed Roads  
**Land Size:** 405859 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000  
**Median House Price**  
 June quarter 2017: \$497,500

## Comparable Properties



**16 Leggatt St DAYLESFORD 3460 (REI/VG)**   [Agent Comments](#)

10   9   -

**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 28/09/2016  
**Rooms:** 23  
**Property Type:** House  
**Land Size:** 945 sqm approx



**17a Leggatt St DAYLESFORD 3460 (VG)**   [Agent Comments](#)

3   -   -

**Price:** \$1,208,000  
**Method:** Sale  
**Date:** 26/04/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 794 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