Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

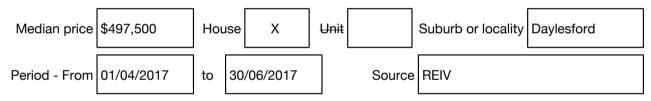
Address Including suburb or locality andpostcode 1 & 2 110 West Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$1,200,000

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	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.

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

propertydata

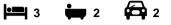
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.

1 & 2 110 West Street, Daylesford Vic 3460

hockingstuart





Rooms: Property Type: Closed Roads Land Size: 405859 sqm approx Agent Comments Indicative Selling Price \$1,200,000 Median House Price June guarter 2017: \$497,500

Comparable Properties

16 Leggatt St DAYLESFORD 3460 (REI/VG) 10 9 6 - Price: \$1,550,000 Method: Private Sale Date: 28/09/2016 Rooms: 23 Property Type: House Land Size: 945 sqm approx	Agent Comments
17a Leggatt St DAYLESFORD 3460 (VG) 3 ↓ - ↓ - ↓ - Price: \$1,208,000 Method: Sale Date: 26/04/2016 Rooms: - Property Type: House (Res) Land Size: 794 sqm approx	Agent Comments
15 Leggatt St DAYLESFORD 3460 (REI/VG) 4 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	Agent Comments

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