

Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	4 Morris Street, Daylesford Vic 3460					
Including suburb or						
locality andpostcode						

Indicative selling price

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

Single price \$420,000

Median sale price

Median price	\$480,000	Hou	ise X	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 48 Leggatt St DAYLESFORD 3460 \$413,000 20/12/2017 2 12 Mckinnon Rd HEPBURN 3461 \$395,000 11/09/2017 3 5 Wynvale Rise HEPBURN SPRINGS 3461 \$385,000 01/07/2017

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.

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> **Indicative Selling Price** \$420,000 **Median House Price**

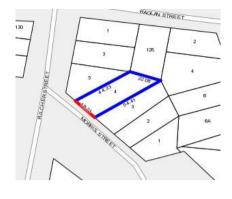
Year ending September 2017: \$480,000

Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 910 sqm approx

Agent Comments



Comparable Properties



48 Leggatt St DAYLESFORD 3460 (REI)

Price: \$413,000 Method: Private Sale Date: 20/12/2017 Rooms: 4

Property Type: House (Res)

Land Size: 1197 sqm approx

Agent Comments



12 Mckinnon Rd HEPBURN 3461 (REI/VG)

Price: \$395,000 Method: Private Sale Date: 11/09/2017 Rooms: 4

Property Type: House Land Size: 979 sqm approx **Agent Comments**



5 Wynvale Rise HEPBURN SPRINGS 3461

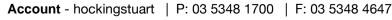
(REI)

Price: \$385,000 Method: Private Sale Date: 01/07/2017

Rooms: -

Property Type: House

Agent Comments



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