

## 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

4 Morris 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 \$420,000

#### Median sale price

Median price \$480,000 House  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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 910 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$420,000

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

## Comparable Properties



**48 Leggatt St DAYLESFORD 3460 (REI)**

**Agent Comments**



**Price:** \$413,000  
**Method:** Private Sale  
**Date:** 20/12/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 1197 sqm approx



**12 Mckinnon Rd HEPBURN 3461 (REI/VG)**

**Agent Comments**



**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 11/09/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 979 sqm approx



**5 Wynvale Rise HEPBURN SPRINGS 3461 (REI)**

**Agent Comments**



**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 01/07/2017  
**Rooms:** -  
**Property Type:** House