

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

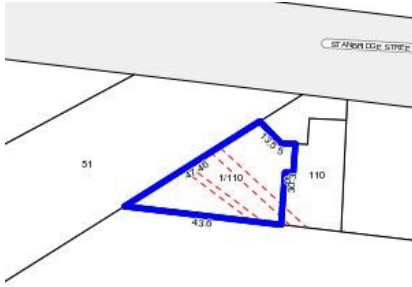
Comparable property sales (*Delete A or B below as applicable)

~~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		
2		
3		

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: Closed Roads
Land Size: 405859 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000
Median House Price
 Year ending June 2017: \$475,000

Comparable Properties



17a Leggatt St DAYLESFORD 3460 (VG)

Agent Comments



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



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 eighteen months.