

## 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

part of 4 Fulcher 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 \$160,000

#### Median sale price

Median price \$480,000

House

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	3/242 Main Rd HEPBURN 3461	\$160,000	07/10/2016
2	51b Main Rd HEPBURN SPRINGS 3461	\$157,000	05/05/2016
3	20 Perrins St DAYLESFORD 3460	\$150,000	21/04/2017

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:** VACANT LAND  
**Land Size:** Approx. 500 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$160,000  
**Median House Price**  
Year ending September 2017: \$480,000

## Comparable Properties

**3/242 Main Rd HEPBURN 3461 (VG)**

**Agent Comments**



**Price:** \$160,000  
**Method:** Sale  
**Date:** 07/10/2016  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 807 sqm approx



**51b Main Rd HEPBURN SPRINGS 3461 (VG)**

**Agent Comments**



**Price:** \$157,000  
**Method:** Sale  
**Date:** 05/05/2016  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 767 sqm approx



**20 Perrins St DAYLESFORD 3460 (VG)**

**Agent Comments**



**Price:** \$150,000  
**Method:** Sale  
**Date:** 21/04/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 611 sqm approx