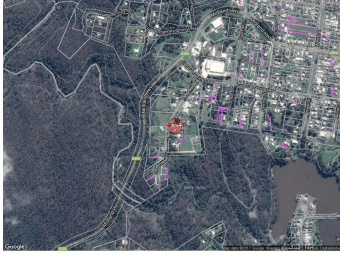


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

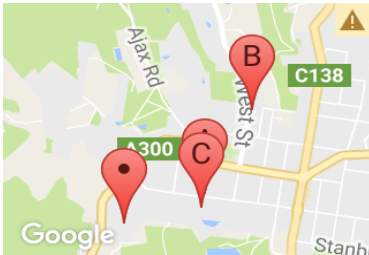

25 TABLE HILL ROAD, DAYLESFORD, VIC
 4
  2
  3

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting
\$600,000 to \$640,000

Provided by: Rae Corris, Biggin & Scott Daylesford

SUBURB MEDIAN


DAYLESFORD, VIC, 3460

Suburb Median Sale Price (House)

\$464,000

01 April 2016 to 31 March 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.


89 CENTRAL SPRINGS RD, DAYLESFORD, VIC
 3
  2
  4

Sale Price

***\$555,000**

Sale Date: 12/04/2017

Distance from Property: 567m


43 WEST ST, DAYLESFORD, VIC 3460
 3
  1
  2

Sale Price

\$530,000

Sale Date: 13/11/2016

Distance from Property: 1.2km


33 PERRINS ST, DAYLESFORD, VIC 3460
 4
  4
  4

Sale Price

\$665,000

Sale Date: 25/11/2016

Distance from Property: 523m



This report has been compiled on 04/06/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 TABLE HILL ROAD, DAYLESFORD, VIC 3460

Indicative selling price

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

Single Price / Range

\$600,000 to \$640,000

Median sale price

Median price

\$464,000

House

Unit

Suburb

DAYLESFORD

Period

01 April 2016 to 31 March 2017

Source

pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
89 CENTRAL SPRINGS RD, DAYLESFORD, VIC 3460	*\$555,000	12/04/2017
43 WEST ST, DAYLESFORD, VIC 3460	\$530,000	13/11/2016
33 PERRINS ST, DAYLESFORD, VIC 3460	\$665,000	25/11/2016