

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 of	fered	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 \$410,000

Median sale price

Median price	\$495,000	Hou	ise X	Unit		Suburb or locality	Daylesford
Period - From	01/01/2017	to	31/12/2017		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.

Ad	dress 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.

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647





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> **Indicative Selling Price** \$410,000 **Median House Price**

Year ending December 2017: \$495,000







Rooms:

Property Type: House (Res) Land Size: 910 sqm approx

Agent Comments

Comparable Properties



48 Leggatt St DAYLESFORD 3460 (REI/VG)





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)



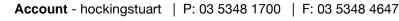


Price: \$385,000 Method: Private Sale Date: 01/07/2017

Rooms: -

Property Type: House

Agent Comments







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