

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb 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
 Period - From to Source

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	43 Leggatt St DAYLESFORD 3460	\$500,000	19/07/2017
2	19 Fulcher St DAYLESFORD 3460	\$480,000	25/07/2017
3	44 Frazer St DAYLESFORD 3460	\$470,000	11/08/2017

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 603 sqm approx

Agent Comments

Indicative Selling Price

\$495,000

Median House Price

September quarter 2017: \$545,000

Comparable Properties

**43 Leggatt St DAYLESFORD 3460 (VG)**

Agent Comments

**Price:** \$500,000**Method:** Sale**Date:** 19/07/2017**Rooms:** -**Property Type:** House (Res)**19 Fulcher St DAYLESFORD 3460 (REI/VG)**

Agent Comments

**Price:** \$480,000**Method:** Private Sale**Date:** 25/07/2017**Rooms:** 5**Property Type:** House**Land Size:** 820 sqm approx**44 Frazer St DAYLESFORD 3460 (REI/VG)**

Agent Comments

**Price:** \$470,000**Method:** Private Sale**Date:** 11/08/2017**Rooms:** 3**Property Type:** House**Land Size:** 739 sqm approx