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	Lot 3 Jamieson Street, Daylesford Vic 3460

Indicative selling price

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

Single price $875,000

Median sale price

Median price $595,000 Property Type House Suburb Daylesford

Period - From 01/10/2018 to 30/09/2019 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	1a Queensberry St DAYLESFORD 3460	$900,000	25/10/2019
2	5 Fourth St HEPBURN SPRINGS 3461	$810,000	13/11/2019
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.

This Statement of Information was prepared on: 23/12/2019 11:09

Lot 3 Jamieson Street, Daylesford Vic 3460

Nathan Skewes
5348 1700
0439 322 630
nskewes@hockingstuart.com.au

3 2 2

Property Type: House
Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price
$875,000
Median House Price
Year ending September 2019: $595,000

Comparable Properties



1a Queensberry St DAYLESFORD 3460 (REI)

3 2 -

Price: $900,000
Method: Private Sale
Date: 25/10/2019
Property Type: House
Land Size: 429 sqm approx

Agent Comments



5 Fourth St HEPBURN SPRINGS 3461 (REI)

2 2 2

Price: $810,000
Method: Private Sale
Date: 13/11/2019
Property Type: House
Land Size: 2002 sqm approx

Agent Comments

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.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.