

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 HEPBURN ROAD, DAYLESFORD, VIC**

3 1 2

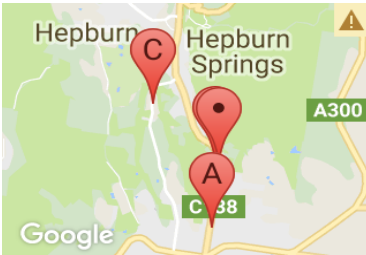
Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$670,000 to \$690,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

## MEDIAN SALE PRICE



**DAYLESFORD, VIC, 3460**

Suburb Median Sale Price (House)

**\$507,500**

01 January 2017 to 31 December 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.



**16 VINCENT ST, DAYLESFORD, VIC 3460**

3 1 2

Sale Price

**\$610,000**

Sale Date: 04/07/2017

Distance from Property: 945m



**10 HEPBURN RD, DAYLESFORD, VIC 3460**

3 2 2

Sale Price

**\$780,000**

Sale Date: 18/04/2017

Distance from Property: 53m



**7 WESTERN AVE, HEPBURN, VIC 3461**

4 3 2

Sale Price

**\*\$775,000**

Sale Date: 23/06/2017

Distance from Property: 1.2km



This report has been compiled on 07/03/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

8 HEPBURN ROAD, DAYLESFORD, VIC 3460

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$670,000 to \$690,000

### Median sale price

Median price \$507,500

House

Unit

Suburb DAYLESFORD

Period 01 January 2017 to 31 December 2017

Source



### 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
16 VINCENT ST, DAYLESFORD, VIC 3460	\$610,000	04/07/2017
10 HEPBURN RD, DAYLESFORD, VIC 3460	\$780,000	18/04/2017
7 WESTERN AVE, HEPBURN, VIC 3461	*\$775,000	23/06/2017