

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

68 Millar Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$750,000

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 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
1	15 Park Av DAYLESFORD 3460	\$707,500	06/05/2019
2	8a Forest Av HEPBURN SPRINGS 3461	\$702,000	20/07/2019
3	30a Camp St DAYLESFORD 3460	\$681,035	07/08/2019

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 18 months.~~

This Statement of Information was prepared on:

25/11/2019 12:54



Property Type: Land

Land Size: 1483 sqm approx

Agent Comments

Comparable Properties



15 Park Av DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$707,500

Method: Private Sale

Date: 06/05/2019

Property Type: House (Res)

Land Size: 534 sqm approx



8a Forest Av HEPBURN SPRINGS 3461 (REI)

Agent Comments



Price: \$702,000

Method: Private Sale

Date: 20/07/2019

Property Type: House

Land Size: 1200 sqm approx



30a Camp St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$681,035

Method: Sale by Tender

Date: 07/08/2019

Property Type: House

Land Size: 422 sqm approx