Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	93 Central Springs Road, Daylesford Vic 3460
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$920,000

Median sale price

Median price \$865,000	Pro	perty Type Ho	ouse		Suburb	Daylesford
Period - From 01/07/2020	to	30/06/2021	So	urce	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

	aress of comparable property	1 1100	Date of Sale
1	6 Stanbridge St DAYLESFORD 3460	\$858,184	08/06/2021
2	97 Central Springs Rd DAYLESFORD 3460	\$855,888	08/06/2021
3	97 Central Springs Rd DAYLESFORD 3460	\$855,888	08/06/2021

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:	22/09/2021 16:07



Date of sale



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\$920,000

Median House Price Year ending June 2021: \$865,000

Indicative Selling Price





Rooms: 4

Property Type: House Land Size: 530 sqm approx

Agent Comments

Comparable Properties



6 Stanbridge St DAYLESFORD 3460 (VG)





Price: \$858,184 Method: Sale Date: 08/06/2021

Property Type: House (Res) Land Size: 813 sqm approx

Agent Comments



97 Central Springs Rd DAYLESFORD 3460

(VG)







Price: \$855,888 Method: Sale Date: 08/06/2021

Property Type: House (Res) Land Size: 905 sqm approx

Agent Comments



97 Central Springs Rd DAYLESFORD 3460

(VG)

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Price: \$855,888 Method: Sale Date: 08/06/2021

Property Type: House (Res) Land Size: 905 sqm approx

Agent Comments

Account - Belle Property Daylesford | P: +61 3 5348 1700





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