

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

33 West Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$645,000

Property Type

House

Suburb

Daylesford

Period - From

25/03/2019

to

24/03/2020

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	24 Little St DAYLESFORD 3460	\$495,000	17/03/2020
2	40 Perrins St DAYLESFORD 3460	\$480,000	28/08/2019
3	4 Central Springs Rd DAYLESFORD 3460	\$475,000	08/09/2019

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:

25/03/2020 12:06

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Indicative Selling Price
\$499,000

Median House Price
25/03/2019 - 24/03/2020: \$645,000



3 1 1

Property Type: House (Res)

Land Size: Approx 640 sqm
approx

Agent Comments

Views of Daylesford and Mt Womat Botanical Gardens

Comparable Properties



24 Little St DAYLESFORD 3460 (REI)

Agent Comments

3 2 1

Price: \$495,000

Method: Private Sale

Date: 17/03/2020

Property Type: House

Land Size: 523 sqm approx



40 Perrins St DAYLESFORD 3460 (VG)

Agent Comments

2 - -

Price: \$480,000

Method: Sale

Date: 28/08/2019

Property Type: House (Res)

Land Size: 624 sqm approx



4 Central Springs Rd DAYLESFORD 3460 (VG) **Agent Comments**

3 - -

Price: \$475,000

Method: Sale

Date: 08/09/2019

Property Type: House (Res)

Land Size: 623 sqm approx