

## 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

2 Albert Lane, Daylesford Vic 3460

#### Indicative selling price

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

Single price \$549,000

#### Median sale price

Median price \$600,000 House ☒ Unit ☐ Suburb or locality Daylesford

Period - From 01/04/2018 to 31/03/2019 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	18 Perrins St DAYLESFORD 3460	\$560,000	13/04/2018
2	66 Frazer St DAYLESFORD 3460	\$550,000	04/03/2018
3	14 Trimble St DAYLESFORD 3460	\$505,000	12/07/2018

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.



4 2 1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 956 sqm approx

Agent Comments

## Comparable Properties



**18 Perrins St DAYLESFORD 3460 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 13/04/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 844 sqm approx



**66 Frazer St DAYLESFORD 3460 (VG)**

Agent Comments

4 - -

**Price:** \$550,000

**Method:** Sale

**Date:** 04/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 726 sqm approx



**14 Trimble St DAYLESFORD 3460 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$505,000

**Method:** Private Sale

**Date:** 12/07/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 608 sqm approx