

WE DELIVER RESULTS

STATEMENT OF INFORMATION

24/34 SMITH STREET, DAYLESFORD, VIC 3460

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24/34 SMITH STREET, DAYLESFORD, VIC



Indicative Selling Price

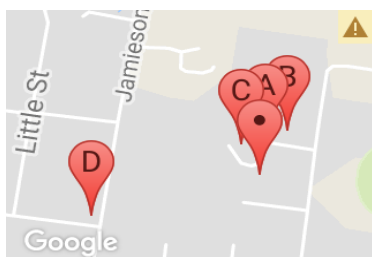
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$370,000

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (Unit)

\$420,000

01 October 2016 to 30 September 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.



11/34 SMITH ST, DAYLESFORD, VIC 3460



Sale Price

***\$345,000**

Sale Date: 18/10/2017

Distance from Property: 63m



3/34 SMITH ST, DAYLESFORD, VIC 3460



Sale Price

Price Withheld

Sale Date: 11/10/2017

Distance from Property: 91m



16/34 SMITH ST, DAYLESFORD, VIC 3460



Sale Price

\$345,000

Sale Date: 26/01/2017

Distance from Property: 62m



This report has been compiled on 13/12/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



1 HODGE ST, DAYLESFORD, VIC 3460

 **3**  **1**  **1**

Sale Price

\$357,000

Sale Date: 22/02/2017

Distance from Property: 286m



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

24/34 SMITH STREET, DAYLESFORD, VIC 3460

Indicative selling price

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

Single Price:

\$370,000

Median sale price

Median price

\$420,000

House

Unit

X


Suburb

DAYLESFORD

Period

01 October 2016 to 30 September 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 |
|--------------------------------------|----------------|--------------|
| 11/34 SMITH ST, DAYLESFORD, VIC 3460 | *\$345,000 | 18/10/2017 |
| 3/34 SMITH ST, DAYLESFORD, VIC 3460 | Price Withheld | 11/10/2017 |
| 16/34 SMITH ST, DAYLESFORD, VIC 3460 | \$345,000 | 26/01/2017 |
| 1 HODGE ST, DAYLESFORD, VIC 3460 | \$357,000 | 22/02/2017 |