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 and postcode

22 TIPPERARY SPRINGS ROAD DAYLESFORD VIC 3460

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$1,149,000	or range between	&	
Median sale price				
(*Delete house or unit as app	olicable)			

Median Price	\$872,500	Prop	erty type		House	Suburb	Daylesford
Period-from	01 Dec 2023	to	30 Nov 2	2024	Source		Corelogic

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
75 WEST STREET DAYLESFORD VIC 3460	\$1,100,000	04-Aug-24
4 BRIDPORT STREET DAYLESFORD VIC 3460	\$1,200,000	06-Sep-24
32 MILLAR STREET DAYLESFORD VIC 3460	\$1,100,000	07-Nov-24

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.

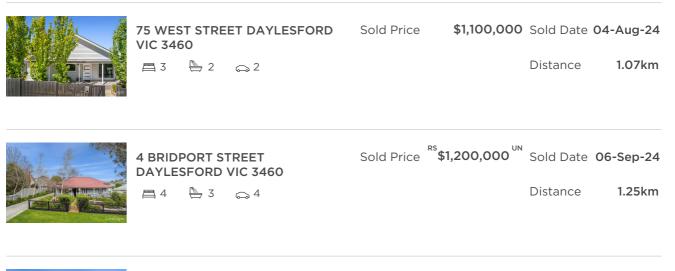
This Statement of Information was prepared on: 12 December 2024



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32 MILLAR STREET DAYLESFORD VIC 3460	Sold Price *\$1,100,000 ^{UN}	Sold Date 07-Nov-24
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RS = Recent sale UN = Undisclosed Sale

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