

# 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

56 East Street, 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

\$675,000

### Median sale price

Median price

\$600,000

Property Type

House

Suburb

Daylesford

Period - From

01/01/2019

to

31/12/2019

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 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	63 Raglan St DAYLESFORD 3460	\$700,000	06/11/2019
2	21 Stanley St DAYLESFORD 3460	\$675,000	19/09/2019
3	71 Albert St DAYLESFORD 3460	\$651,000	04/12/2019

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:

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**Indicative Selling Price**  
\$675,000

**Median House Price**  
Year ending December 2019: \$600,000



3 3 2

**Property Type:** House  
**Land Size:** 839 sqm approx  
**Agent Comments**

## Comparable Properties



**63 Raglan St DAYLESFORD 3460 (REI)**

**Agent Comments**

3 2 1

**Price:** \$700,000  
**Method:** Sale by Tender  
**Date:** 06/11/2019  
**Property Type:** House  
**Land Size:** 519 sqm approx



**21 Stanley St DAYLESFORD 3460 (VG)**

**Agent Comments**

3 - -

**Price:** \$675,000  
**Method:** Sale  
**Date:** 19/09/2019  
**Property Type:** House (Res)  
**Land Size:** 1009 sqm approx



**71 Albert St DAYLESFORD 3460 (REI)**

**Agent Comments**

3 2 2

**Price:** \$651,000  
**Method:** Private Sale  
**Date:** 04/12/2019  
**Property Type:** House  
**Land Size:** 912 sqm approx