

# STATEMENT OF INFORMATION

44 FRAZER STREET, DAYLESFORD, VIC 3460

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

## STATEMENT OF INFORMATION



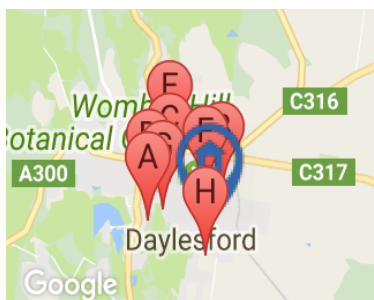
**44 FRAZER STREET, DAYLESFORD, VIC**

2 1 1

Indicative Selling Price  
**\$520,000 to \$535,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

## SUBURB MEDIAN



**DAYLESFORD, VIC, 3460**

Suburb Median Sale Price (House)  
**\$468,000**

12 Months ending Mar '17

Provided by: pricefinder

## COMPARABLE PROPERTIES



**2 GRANT ST, DAYLESFORD, VIC 3460**

2 1 2

Sale Price  
**\$468,000**

Sale Date: 14/05/2016

Distance from Property: 822m



**1 CENTRAL SPRINGS RD, DAYLESFORD, VIC**

3 1 1

Sale Price  
**\*\$455,000**

Sale Date: 25/01/2017

Distance from Property: 411m



**49 CENTRAL SPRINGS RD, DAYLESFORD, VIC**

3 1 2

Sale Price  
**Price Withheld**

Sale Date: 20/12/2016

Distance from Property: 710m



This report has been compiled on 30/04/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**31 DUKE ST, DAYLESFORD, VIC 3460**

3 2 2

Sale Price

**\$475,000**

Sale Date: 21/09/2016

Distance from Property: 855m



**62 RAGLAN ST, DAYLESFORD, VIC 3460**

3 1 2

Sale Price

**\$585,000**

Sale Date: 13/07/2016

Distance from Property: 1km



**4 GRENVILLE ST, DAYLESFORD, VIC 3460**

3 1 2

Sale Price

**\$480,000**

Sale Date: 11/05/2016

Distance from Property: 327m



**3 ARGUS RD, DAYLESFORD, VIC 3460**

3 - -

Sale Price

**\$488,000**

Sale Date: 24/02/2016

Distance from Property: 639m



**66 FRAZER ST, DAYLESFORD, VIC 3460**

1 2 2

Sale Price

**\$475,000**

Sale Date: 30/10/2016

Distance from Property: 425m

