

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

7/34 Smith Street, Daylesford Vic 3460

Indicative selling price

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

Range between \$410,000 & \$451,000

Median sale price

Median price \$355,000

Property Type Unit

Suburb Daylesford

Period - From 24/11/2019 to 23/11/2020

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	7/34 Smith St DAYLESFORD 3460	\$410,000	28/05/2018
2	10/34 Smith St DAYLESFORD 3460	\$370,000	11/09/2019
3	13/34 Smith St DAYLESFORD 3460	\$355,000	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:

24/11/2020 15:32

7/34 Smith Street, Daylesford Vic 3460

David Wynack

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 3  - 

Property Type: House (Res)

Land Size: 351 sqm approx

Agent Comments

Indicative Selling Price

\$410,000 - \$451,000

Median Unit Price

24/11/2019 - 23/11/2020: \$355,000

This property is 3 bedrooms. Most units sold are 2 bedrooms. Also, this unit is standalone with access to a large picnic area. Mains Power, Water, Sewage, telephone line - 12 solar panel back to the grid system - Currently rented for \$360 per week. Our estimate on changeover \$400. - Split System Heating/cooling in each room & fan forced wood heater - Single carport - Walking distance to schools, shops, and healthcare - Common areas with picnic tables and rotunda.

Comparable Properties

7/34 Smith St DAYLESFORD 3460 (VG)

Agent Comments

 3  - 

Price: \$410,000

Method: Sale

Date: 28/05/2018

Property Type: House (Res)

Land Size: 351 sqm approx



10/34 Smith St DAYLESFORD 3460 (REI/VG)

Agent Comments

 2  2  1

Price: \$370,000

Method: Sale by Tender

Date: 11/09/2019

Property Type: Townhouse (Single)



13/34 Smith St DAYLESFORD 3460 (VG)

Agent Comments

 3  - 

Price: \$355,000

Method: Sale

Date: 04/12/2019

Property Type: Flat/Unit/Apartment (Res)

Account - Stockdale & Leggo Daylesford | P: 03 53482766 | F: 03 53481162



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.