

WE DELIVER RESULTS

STATEMENT OF INFORMATION

5 ALBERT LANE, DAYLESFORD, VIC 3460

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 ALBERT LANE, DAYLESFORD, VIC 3460

3 1 2

Indicative Selling Price

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

Price Range: **\$470,000 to \$490,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (House)

\$510,000

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.



64 WEST ST, DAYLESFORD, VIC 3460

3 1 1

Sale Price

\$470,000

Sale Date: 05/05/2017

Distance from Property: 370m



19 FULCHER ST, DAYLESFORD, VIC 3460

3 1 1

Sale Price

\$480,000

Sale Date: 27/07/2017

Distance from Property: 81m



101 CENTRAL SPRINGS RD, DAYLESFORD, VIC

3 1 3

Sale Price

\$510,000

Sale Date: 17/04/2017

Distance from Property: 241m



This report has been compiled on 06/12/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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93 CENTRAL SPRINGS RD, DAYLESFORD, VIC

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

Sale Price

***\$520,000**

Sale Date: 02/10/2017

Distance from Property: 261m



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

5 ALBERT LANE, DAYLESFORD, VIC 3460

Indicative selling price

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

Price Range:

\$470,000 to \$490,000

Median sale price

Median price

\$510,000

House

X

Unit


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
64 WEST ST, DAYLESFORD, VIC 3460	\$470,000	05/05/2017
19 FULCHER ST, DAYLESFORD, VIC 3460	\$480,000	27/07/2017
101 CENTRAL SPRINGS RD, DAYLESFORD, VIC 3460	\$510,000	17/04/2017
93 CENTRAL SPRINGS RD, DAYLESFORD, VIC 3460	*\$520,000	02/10/2017