

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

24 Stanhope Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$600,000

House

X

Unit

Suburb or locality

Daylesford

Period - From

01/01/2018

to

31/12/2018

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 eighteen 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	53 Main Rd HEPBURN SPRINGS 3461	\$575,000	07/02/2018
2	79 Raglan St DAYLESFORD 3460	\$570,000	07/11/2017
3	4 Orford St DAYLESFORD 3460	\$565,000	25/07/2018

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 eighteen months.



3 2 1

Rooms:

Property Type: House (Res)

Land Size: 967 sqm approx

Agent Comments

Comparable Properties



53 Main Rd HEPBURN SPRINGS 3461 (REI/VG) Agent Comments

3 1 1

Price: \$575,000

Method: Private Sale

Date: 07/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 692 sqm approx



79 Raglan St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 1 2

Price: \$570,000

Method: Private Sale

Date: 07/11/2017

Rooms: 4

Property Type: House

Land Size: 1100 sqm approx



4 Orford St DAYLESFORD 3460 (VG)

Agent Comments

3 - -

Price: \$565,000

Method: Sale

Date: 25/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 671 sqm approx