

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 and
postcode

8 Langdon Court Daylesford VIC 3460

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Daylesford

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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

7 Bridport Street Daylesford VIC 3460	\$1,250,000	19-Jan-21
2761 Ballan-Daylesford Road Musk Vale VIC 3461	\$1,120,000	31-Jul-21
27 Duke Street Daylesford VIC 3460	\$1,290,000	21-Jan-22

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: 01 March 2022

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7 Bridport Street Daylesford VIC 3460

3 1 2

Sold Price

\$1,250,000

Sold Date

19-Jan-21

Distance

0.97km



2761 Ballan-Daylesford Road Musk Vale VIC 3461

3 2 4

Sold Price

\$1,120,000

Sold Date

31-Jul-21

Distance

3.97km



27 Duke Street Daylesford VIC 3460

3 2 1

Sold Price

^{RS} **\$1,290,000**

Sold Date

21-Jan-22

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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