

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

110 Lyman Street 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

or range
between

\$1,380,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Daylesford

Period-from

01 Feb 2020

to

31 Jan 2021

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

65 Woolnoughs Road Porcupine Ridge VIC 3461	\$1,317,000	27-Sep-20
25 Gooch Court Wheatsheaf VIC 3461	\$1,400,000	07-Feb-20
1100 Basalt Road Shepherds Flat VIC 3461	\$1,525,000	08-Jan-20

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: 17 February 2021



65 Woolnoughs Road Porcupine Ridge VIC 3461

3 2 2

Sold Price

\$1,317,000

Sold Date **27-Sep-20**

Distance **7.51km**



25 Gooch Court Wheatsheaf VIC 3461

4 4 4

Sold Price

\$1,400,000

Sold Date **07-Feb-20**

Distance **6.56km**



1100 Basalt Road Shepherds Flat VIC 3461

3 2 2

Sold Price

\$1,525,000

Sold Date **08-Jan-20**

Distance **9km**



50A Railway Crescent Daylesford VIC 3460

3 1 2

Sold Price

\$1,400,000

Sold Date **18-Mar-17**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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