

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

45 West Street, Daylesford Vic 3460

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$600,000 Property Type House Suburb Daylesford

Period - From 01/01/2019 to 31/12/2019 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	80 West St DAYLESFORD 3460	\$935,000	12/08/2019
2	25 Millar St DAYLESFORD 3460	\$870,000	11/10/2019
3	19 Stanbridge St DAYLESFORD 3460	\$830,000	14/11/2018

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 18 months.~~

This Statement of Information was prepared on:

30/01/2020 16:33



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Property Type: House
Land Size: 1326 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$890,000
Median House Price
Year ending December 2019: \$600,000

Comparable Properties



80 West St DAYLESFORD 3460 (VG)

Agent Comments

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Price: \$935,000
Method: Sale
Date: 12/08/2019
Property Type: House (Res)
Land Size: 1377 sqm approx



25 Millar St DAYLESFORD 3460 (VG)

Agent Comments

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Price: \$870,000
Method: Sale
Date: 11/10/2019
Property Type: House (Res)
Land Size: 986 sqm approx

19 Stanbridge St DAYLESFORD 3460 (VG)

Agent Comments

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Price: \$830,000
Method: Sale
Date: 14/11/2018
Property Type: House (Res)
Land Size: 1921 sqm approx