

# 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

18a Fulcher Street, Daylesford Vic 3460

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$710,000

### 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 | 15 Park Av DAYLESFORD 3460     | \$707,500 | 06/05/2019   |
| 2 | 63b Millar St DAYLESFORD 3460  | \$685,000 | 20/11/2019   |
| 3 | 8 Westwood St DAYLESFORD 3460  | \$675,000 | 04/04/2019   |

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:

02/03/2020 11:53



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**Property Type:** House (Res)

**Land Size:** 790 sqm approx

Agent Comments

**Indicative Selling Price**

\$650,000 - \$710,000

**Median House Price**

Year ending December 2019: \$600,000

## Comparable Properties



**15 Park Av DAYLESFORD 3460 (REI/VG)**

Agent Comments

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**Price:** \$707,500

**Method:** Private Sale

**Date:** 06/05/2019

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



**63b Millar St DAYLESFORD 3460 (VG)**

Agent Comments

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**Price:** \$685,000

**Method:** Sale

**Date:** 20/11/2019

**Property Type:** House (Res)

**Land Size:** 1016 sqm approx



**8 Westwood St DAYLESFORD 3460 (REI/VG)**

Agent Comments

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**Price:** \$675,000

**Method:** Private Sale

**Date:** 04/04/2019

**Property Type:** House

**Land Size:** 876 sqm approx