

# 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

3 Parker 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 & \$690,000

### Median sale price

Median price \$595,000 Property Type House Suburb Daylesford

Period - From 01/10/2018 to 30/09/2019 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	16b Hepburn Rd DAYLESFORD 3460	\$710,000	19/02/2019
2	22 Tipperary Springs Rd DAYLESFORD 3460	\$704,000	23/07/2019
3	3 Garibaldi Dr DAYLESFORD 3460	\$700,000	23/02/2019

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:

09/12/2019 12:32



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**Property Type:** House (Res)

**Land Size:** 961 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$650,000 - \$690,000

**Median House Price**

Year ending September 2019: \$595,000

## Comparable Properties

**16b Hepburn Rd DAYLESFORD 3460 (VG)**

[Agent Comments](#)

4   -   -

**Price:** \$710,000

**Method:** Sale

**Date:** 19/02/2019

**Property Type:** House (Res)

**Land Size:** 1204 sqm approx

**22 Tipperary Springs Rd DAYLESFORD 3460 (VG)**

[Agent Comments](#)

4   -   -

**Price:** \$704,000

**Method:** Sale

**Date:** 23/07/2019

**Property Type:** House (Res)

**Land Size:** 1244 sqm approx



**3 Garibaldi Dr DAYLESFORD 3460 (REI/VG)**

[Agent Comments](#)

4   2   4

**Price:** \$700,000

**Method:** Auction Sale

**Date:** 23/02/2019

**Property Type:** House (Res)

**Land Size:** 1104 sqm approx