

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

40 Perrins Street, Daylesford Vic 3460

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$485,000

Median sale priceMedian price \$602,500 House ☒ Unit ☐ Suburb or locality Daylesford

Period - From 01/07/2018 to 30/06/2019 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 eighteen 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	25 Perrins St DAYLESFORD 3460	\$495,000	05/06/2019
2	4 Wynvale Rise HEPBURN 3461	\$452,000	09/11/2018
3	6 Park Av DAYLESFORD 3460	\$435,000	13/02/2019

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 eighteen months.



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Rooms:

Property Type: House (Res)

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



25 Perrins St DAYLESFORD 3460 (VG)

Agent Comments

 2  -  -

Price: \$495,000

Method: Sale

Date: 05/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 1062 sqm approx



4 Wynvale Rise HEPBURN 3461 (VG)

Agent Comments

 2  -  -

Price: \$452,000

Method: Sale

Date: 09/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 924 sqm approx



6 Park Av DAYLESFORD 3460 (VG)

Agent Comments

 2  -  -

Price: \$435,000

Method: Sale

Date: 13/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 714 sqm approx