

# 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

6/7 Orford 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)

Single price

\$665,000

### Median sale price

Median price

\$632,000

Property Type

House

Suburb

Daylesford

Period - From

01/04/2019

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 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	2/30 Grenville St DAYLESFORD 3460	\$700,000	08/07/2019
2	12 Queensberry St DAYLESFORD 3460	\$660,000	05/06/2018
3	10 Queensberry St DAYLESFORD 3460	\$649,000	27/05/2019

**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:

16/09/2019 16:00



3   
 2   
 1

**Property Type:** House (Res)

**Land Size:** 701 sqm approx

Agent Comments

**Indicative Selling Price**

\$665,000

**Median House Price**

June quarter 2019: \$632,000

## Comparable Properties



**2/30 Grenville St DAYLESFORD 3460 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 08/07/2019

**Property Type:** House

**Land Size:** 444 sqm approx



**12 Queensberry St DAYLESFORD 3460 (VG)**

Agent Comments

3   
 -   
 -

**Price:** \$660,000

**Method:** Sale

**Date:** 05/06/2018

**Property Type:** House (Res)

**Land Size:** 501 sqm approx



**10 Queensberry St DAYLESFORD 3460 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$649,000

**Method:** Private Sale

**Date:** 27/05/2019

**Property Type:** House

**Land Size:** 501 sqm approx