

STATEMENT OF INFORMATION

1/32 KING STREET, DAYLESFORD, VIC 3460

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/32 KING STREET, DAYLESFORD, VIC

3 3 2

Indicative Selling Price

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

Price Range: \$770,000 to \$780,000

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (Unit)

\$407,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3/32 KING ST, DAYLESFORD, VIC 3460

3 3 1

Sale Price

\$760,000

Sale Date: 01/10/2015

Distance from Property: 16m



18 KING ST, DAYLESFORD, VIC 3460

4 2 4

Sale Price

\$795,000

Sale Date: 04/05/2015

Distance from Property: 155m



39 KING ST, DAYLESFORD, VIC 3460

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Sale Price

\$700,000

Sale Date: 06/05/2016

Distance from Property: 70m



This report has been compiled on 23/09/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/32 KING STREET, DAYLESFORD, VIC 3460

Indicative selling price

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

Price Range:

\$770,000 to \$780,000

Median sale price

Median price

\$407,500

House

Unit

X


Suburb

DAYLESFORD

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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 |
|------------------------------------|-----------|--------------|
| 3/32 KING ST, DAYLESFORD, VIC 3460 | \$760,000 | 01/10/2015 |
| 18 KING ST, DAYLESFORD, VIC 3460 | \$795,000 | 04/05/2015 |
| 39 KING ST, DAYLESFORD, VIC 3460 | \$700,000 | 06/05/2016 |