

**WE DELIVER
RESULTS**

STATEMENT OF INFORMATION

20 PERRINS STREET, DAYLESFORD, VIC

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 PERRINS STREET, DAYLESFORD, VIC



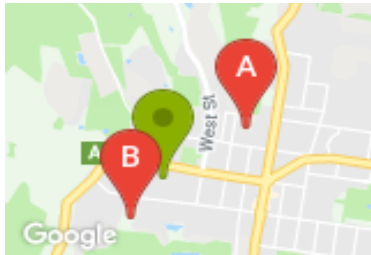
Indicative Selling Price

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

Single Price: **\$250,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (Vacant Land)

\$195,000

01 July 2017 to 30 June 2018

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.



2/4 ELSBETH CRT, DAYLESFORD, VIC



Sale Price

\$200,000

Sale Date: 07/03/2018

Distance from Property: 660m



20 FULCHER ST, DAYLESFORD, VIC 3460



Sale Price

\$213,000

Sale Date: 04/05/2018

Distance from Property: 355m



31 TIPPERARY SPRINGS RD, DAYLESFORD,



Sale Price

****\$265,000**

Sale Date: 06/06/2018

Distance from Property: 863m

This report has been compiled on 16/08/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.

Property offered for

Address
Including suburb and
postcode

20 PERRINS STREET, DAYLESFORD, VIC

Indicative selling price

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

Single Price:

\$250,000

Median sale price

Median price

\$195,000

House

Unit

Suburb

DAYLESFORD

Period

01 July 2017 to 30 June 2018

Source


pricfinder

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

Price

Date of sale

2/4 ELSBETH CRT, DAYLESFORD, VIC 3460	\$200,000	07/03/2018
20 FULCHER ST, DAYLESFORD, VIC 3460	\$213,000	04/05/2018
31 TIPPERARY SPRINGS RD, DAYLESFORD, VIC 3460	**\$265,000	06/06/2018