

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

7/34 SMITH STREET, DAYLESFORD, VIC 3460

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

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7/34 SMITH STREET, DAYLESFORD, VIC**

3 1 1

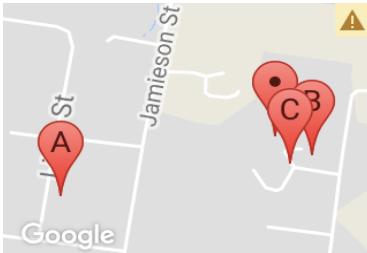
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price:** **\$370,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

## MEDIAN SALE PRICE



**DAYLESFORD, VIC, 3460**

**Suburb Median Sale Price (Unit)**

**\$375,000**

01 April 2017 to 31 March 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.



**7 LITTLE ST, DAYLESFORD, VIC 3460**

3 1 1

**Sale Price**

**\$375,000**

Sale Date: 06/12/2017

Distance from Property: 368m



**3/34 SMITH ST, DAYLESFORD, VIC 3460**

2 1 2

**Sale Price**

**\$345,000**

Sale Date: 18/10/2017

Distance from Property: 70m



**11/34 SMITH ST, DAYLESFORD, VIC 3460**

2 2 1

**Sale Price**

**\$340,500**

Sale Date: 13/10/2017

Distance from Property: 54m



This report has been compiled on 17/05/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

7/34 SMITH 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:

\$370,000

Median sale price

Median price

\$375,000

House

X

Unit


Suburb

DAYLESFORD

Period

01 April 2017 to 31 March 2018

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
7 LITTLE ST, DAYLESFORD, VIC 3460	\$375,000	06/12/2017
3/34 SMITH ST, DAYLESFORD, VIC 3460	\$345,000	18/10/2017
11/34 SMITH ST, DAYLESFORD, VIC 3460	\$340,500	13/10/2017