

## 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

2-30 Grenville 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 \$748,000

**Median sale price**Median price \$600,000 House ☒ Unit ☐ Suburb or locality Daylesford

Period - From 01/01/2018 to 31/12/2018 Source REIV

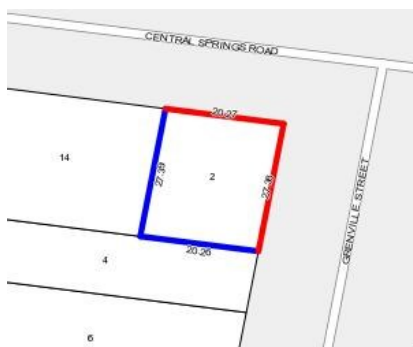
**Comparable property sales (\*Delete A or B below as applicable)**

**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	1/32 King St DAYLESFORD 3460	\$780,000	22/02/2018
2	5 Barkas St DAYLESFORD 3460	\$741,000	18/07/2018
3	8 Vincent St.N DAYLESFORD 3460	\$731,000	03/05/2018

**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.



3 2 1

**Rooms:**

**Property Type:** House

**Land Size:** 444 sqm approx

Agent Comments

## Comparable Properties



**1/32 King St DAYLESFORD 3460 (VG)**

Agent Comments

3 - -

**Price:** \$780,000

**Method:** Sale

**Date:** 22/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 232 sqm approx



**5 Barkas St DAYLESFORD 3460 (VG)**

Agent Comments

3 - -

**Price:** \$741,000

**Method:** Sale

**Date:** 18/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 920 sqm approx



**8 Vincent St.N DAYLESFORD 3460 (REI)**

Agent Comments

3 2 2

**Price:** \$731,000

**Method:** Private Sale

**Date:** 03/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 840 sqm approx