

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

4/25 King Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$885,000

Median sale price

Median price

\$660,000

Property Type

House

Suburb

Daylesford

Period - From

01/10/2019

to

30/09/2020

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	18 King St DAYLESFORD 3460	\$875,000	21/07/2020
2	7/32 King St DAYLESFORD 3460	\$760,000	03/01/2020
3			

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.~~

This Statement of Information was prepared on:

01/12/2020 22:09

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Indicative Selling Price
\$885,000

Median House Price
Year ending September 2020: \$660,000



3 3 2

Property Type: House (Res)
Land Size: 250 sqm approx
Agent Comments
Luxury Development

Comparable Properties

18 King St DAYLESFORD 3460 (VG)

Agent Comments

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Price: \$875,000
Method: Sale
Date: 21/07/2020
Property Type: House (Res)
Land Size: 533 sqm approx



7/32 King St DAYLESFORD 3460 (VG)

Agent Comments

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Price: \$760,000
Method: Sale
Date: 03/01/2020
Property Type: Flat/Unit/Apartment (Res)

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.