

# 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

41 Stanley 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)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$920,000

Property Type House

Suburb Daylesford

Period - From 04/11/2021

to 03/11/2022

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 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
1	7 Stanley St DAYLESFORD 3460	\$921,500	18/03/2022
2	77 Duke St DAYLESFORD 3460	\$910,000	31/08/2022
3	101 Grant St DAYLESFORD 3460	\$910,000	14/10/2022

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 18 months.~~

This Statement of Information was prepared on:

04/11/2022 17:20

41 Stanley Street, Daylesford Vic 3460



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 5127 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

04/11/2021 - 03/11/2022: \$920,000

## Comparable Properties



**7 Stanley St DAYLESFORD 3460 (REI/VG)**

**Agent Comments**



**Price:** \$921,500

**Method:** Private Sale

**Date:** 18/03/2022

**Property Type:** House

**Land Size:** 1057 sqm approx



**77 Duke St DAYLESFORD 3460 (REI/VG)**

**Agent Comments**



**Price:** \$910,000

**Method:** Private Sale

**Date:** 31/08/2022

**Property Type:** House

**Land Size:** 1986 sqm approx



**101 Grant St DAYLESFORD 3460 (REI)**

**Agent Comments**



**Price:** \$910,000

**Method:** Private Sale

**Date:** 14/10/2022

**Property Type:** House

**Account - Macedon Ranges Sotheby's International Realty**



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