# 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 and postcode

#### 6 STANBRIDGE STREET DAYLESFORD VIC 3460

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

| Single Price                  | \$950,000 | <del>or range</del><br><del>between</del> | & |  |
|-------------------------------|-----------|---|---|--|
| Median sale price             |           |   |   |  |
| (*Delete house or unit as app | licable)  |   |   |  |
| Г                             |           |   |   |  |

| Median Price | \$900,000   | 900,000 Property type |          |      | House  | Suburb | Daylesford |
|--------------|-------------|-----------------------|----------|------|--------|--------|------------|
| Period-from  | 01 Jan 2022 | to                    | 31 Dec 2 | 2022 | Source |        | Corelogic  |

#### 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 |  |
|---|-------------|--------------|--|
| 16 PERRINS STREET DAYLESFORD VIC 3460   | \$885,001   | 23-Jul-22    |  |
| 20 FRAZER STREET DAYLESFORD VIC 3460    | \$870,000   | 04-Nov-22    |  |
| 12 GRENVILLE STREET DAYLESFORD VIC 3460 | \$1,085,000 | 11-Nov-22    |  |

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: 05 January 2023



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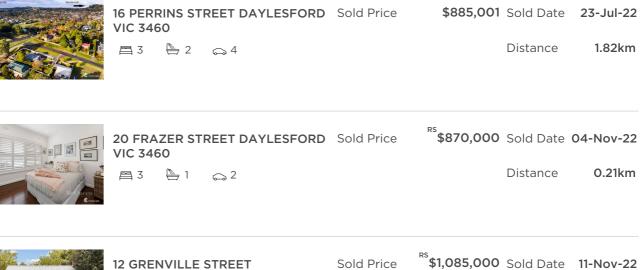


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| Contraction of the second | 12 GRENVILLE STREET<br>DAYLESFORD VIC 3460 |   |            | Sold Price | <sup>RS</sup> \$1,085,000 | Sold Date | 11-Nov-22 |
|---------------------------|--|---|------------|------------|---------------------------|-----------|-----------|
|                           | ₿ 3  | 2 | <u>⇔</u> 2 |            |                           | Distance  | 0.25km    |

RS = Recent sale UN = Undisclosed Sale

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