

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

7 Macadam Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$685,000

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Daylesford

Period - From

01/04/2019

to

31/03/2020

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 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	63 Raglan St DAYLESFORD 3460	\$700,000	06/11/2019
2	84a East St DAYLESFORD 3460	\$680,000	18/03/2020
3	32 Grenville St DAYLESFORD 3460	\$670,000	26/11/2019

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:

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Indicative Selling Price
\$685,000

Median House Price
Year ending March 2020: \$650,000

 3  2  4

Property Type: Residential House

Land Size: 1422 sqm approx

Agent Comments

Formal Lounge, Study, Family Room, Ducted Heating & Cooling, Fenced, With Views



Comparable Properties



63 Raglan St DAYLESFORD 3460 (REI)

Agent Comments

 3  2  1

Price: \$700,000

Method: Sale by Tender

Date: 06/11/2019

Property Type: House

Land Size: 519 sqm approx



84a East St DAYLESFORD 3460 (REI)

Agent Comments

 3  2  2

Price: \$680,000

Method: Private Sale

Date: 18/03/2020

Property Type: House (Res)

Land Size: 904 sqm approx



32 Grenville St DAYLESFORD 3460 (VG)

Agent Comments

 3  -  -

Price: \$670,000

Method: Sale

Date: 26/11/2019

Property Type: House (Res)

Land Size: 994 sqm approx