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

80 Duke Street Daylesford VIC 3460

Indicative selling price

Mediar (*Delete

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

Single Price		or range between	\$1,250,000	&	\$1,300,000	
n sale price e house or unit as ap	plicable)					

Median Price	\$842,000	Prope	erty type	House		Suburb	Daylesford
Period-from	01 Feb 2021	to	31 Jan 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
27 Duke Street Daylesford VIC 3460	\$1,290,000	21-Jan-22
29 Grenville Street Daylesford VIC 3460	\$1,400,000	10-Oct-20
98 Central Springs Road Daylesford VIC 3460	\$1,300,000	30-Apr-21

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.

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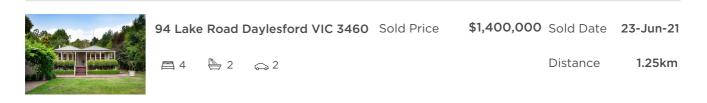
27 Duke Street Daylesford VIC Sold Price 3460			^{RS} \$1,290,000	Sold Date	21-Jan-22
昌 3 👆 2	⇔ 1			Distance	0.68km



29 Grenville Street Daylesford VIC 3460		Sold Price	\$1,400,000	Sold Date	10-Oct-20	
酉 4	4	⇔ 4			Distance	0.92km



No.	98 Cen VIC 34		ngs Road Daylesford Sold Prid	ce \$1,300,000	Sold Date	30-Apr-21
	昌 3	3	⇔ ⁴		Distance	1.16km



RS = Recent sale UN = Undisclosed Sale

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