

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

5 Cobblers Lane, Daylesford Vic 3460

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$865,000

Property Type

House

Suburb

Daylesford

Period - From

01/07/2020

to

30/06/2021

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	19 Grenville St DAYLESFORD 3460	\$1,625,000	27/05/2021
2	46 Ingrow La DAYLESFORD 3460	\$1,530,000	21/08/2021
3	94 Lake Rd DAYLESFORD 3460	\$1,400,000	23/06/2021

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:

21/09/2021 12:00

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Indicative Selling Price
\$1,495,000

Median House Price
Year ending June 2021: \$865,000



3 2 2

Rooms: 4
Property Type: House
Land Size: 1226 sqm approx
Agent Comments

Comparable Properties



19 Grenville St DAYLESFORD 3460 (REI/VG)

Agent Comments

4 3 -

Price: \$1,625,000
Method: Private Sale
Date: 27/05/2021
Property Type: House (Res)
Land Size: 2168 sqm approx



46 Ingrow La DAYLESFORD 3460 (REI)

Agent Comments

3 2 2

Price: \$1,530,000
Method: Private Sale
Date: 21/08/2021
Property Type: House
Land Size: 1649 sqm approx



94 Lake Rd DAYLESFORD 3460 (REI/VG)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Private Sale
Date: 23/06/2021
Property Type: House
Land Size: 1223 sqm approx