

# 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

71 Albert 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)

Single price

\$695,000

### Median sale price

Median price

\$590,000

Property Type

House

Suburb

Daylesford

Period - From

08/10/2018

to

07/10/2019

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	5 Barkas St DAYLESFORD 3460	\$741,000	18/07/2018
2	23 Stanhope St DAYLESFORD 3460	\$725,000	27/05/2019
3	38 Table Hill Rd DAYLESFORD 3460	\$690,000	31/08/2018

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:

08/10/2019 17:32



3 2 2

**Property Type:** House (Res)

**Land Size:** Approx 912 sqm approx

**Agent Comments**

Modern luxurious kitchen, open plan living/dining, large bedrooms, master with WIR and ensuite, ducted heating and cooling, very large fenced yard, 2 minutes from main street of Daylesford

## Comparable Properties



**5 Barkas St DAYLESFORD 3460 (VG)**

**Agent Comments**

3 - -

**Price:** \$741,000

**Method:** Sale

**Date:** 18/07/2018

**Property Type:** House (Res)

**Land Size:** 920 sqm approx



**23 Stanhope St DAYLESFORD 3460 (VG)**

**Agent Comments**

3 - -

**Price:** \$725,000

**Method:** Sale

**Date:** 27/05/2019

**Property Type:** House (Res)

**Land Size:** 978 sqm approx



**38 Table Hill Rd DAYLESFORD 3460 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$690,000

**Method:** Private Sale

**Date:** 31/08/2018

**Property Type:** House

**Land Size:** 674 sqm approx