

WE DELIVER RESULTS

STATEMENT OF INFORMATION

46 VINCENT STREET N, DAYLESFORD, VIC 3460

PREPARED BY MICHAEL DEVINCENTIS , BIGGIN & SCOTT DAYLESFORD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 VINCENT STREET N, DAYLESFORD, VIC  3  2  2

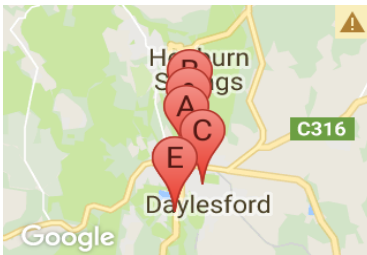
Indicative Selling Price

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

Price Range: \$800,000 to \$851,000

Provided by: Michael DeVincentis , Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (House)

\$515,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



8 VINCENT ST, DAYLESFORD, VIC 3460

 3  2  2

Sale Price

***\$731,000**

Sale Date: 30/04/2018

Distance from Property: 507m



8 HEPBURN RD, DAYLESFORD, VIC 3460

 3  2  3

Sale Price

***\$690,000**

Sale Date: 03/04/2018

Distance from Property: 517m



1 QUEENSBERRY ST, DAYLESFORD, VIC 3460

 3  2  2

Sale Price

\$980,000

Sale Date: 01/03/2018

Distance from Property: 1.3km



This report has been compiled on 09/06/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2/24 KING ST, DAYLESFORD, VIC 3460

3 2 -

Sale Price

\$825,000

Sale Date: 21/02/2018

Distance from Property: 2km



24 KING ST, DAYLESFORD, VIC 3460

3 2 2

Sale Price

***\$825,000**

Sale Date: 16/02/2018

Distance from Property: 2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

46 VINCENT STREET N, DAYLESFORD, VIC 3460

Indicative selling price

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

Price Range:

\$800,000 to \$851,000

Median sale price

Median price

\$515,000

House

X

Unit


Suburb

DAYLESFORD

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
8 VINCENT ST, DAYLESFORD, VIC 3460	*\$731,000	30/04/2018
8 HEPBURN RD, DAYLESFORD, VIC 3460	*\$690,000	03/04/2018
1 QUEENSBERRY ST, DAYLESFORD, VIC 3460	\$980,000	01/03/2018
2/24 KING ST, DAYLESFORD, VIC 3460	\$825,000	21/02/2018

24 KING ST, DAYLESFORD, VIC 3460	*\$825,000	16/02/2018
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