

# 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

29 Queensberry 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

\$1,195,000

### Median sale price

Median price

\$720,000

Property Type

House

Suburb

Daylesford

Period - From

07/01/2020

to

06/01/2021

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	7 Camp St DAYLESFORD 3460	\$1,296,100	17/10/2020
2	25 Stanbridge St DAYLESFORD 3460	\$1,135,000	04/03/2020
3	40 Central Springs Rd DAYLESFORD 3460	\$1,035,000	05/04/2020

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:

07/01/2021 08:03

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**Indicative Selling Price**  
\$1,195,000

**Median House Price**

07/01/2020 - 06/01/2021: \$720,000



3   2   2

**Property Type:** House

Agent Comments

## Comparable Properties



**7 Camp St DAYLESFORD 3460 (REI)**

Agent Comments

3   2   1

**Price:** \$1,296,100

**Method:** Private Sale

**Date:** 17/10/2020

**Property Type:** House



**25 Stanbridge St DAYLESFORD 3460 (REI/VG)**   Agent Comments

4   1   2

**Price:** \$1,135,000

**Method:** Private Sale

**Date:** 04/03/2020

**Property Type:** House

**Land Size:** 2050 sqm approx



**40 Central Springs Rd DAYLESFORD 3460 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,035,000

**Method:** Auction Sale

**Date:** 05/04/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 920 sqm approx