

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

50 East Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$995,000

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	69 Millar St DAYLESFORD 3460	\$1,060,000	01/08/2021
2	14a Malmsbury Rd DAYLESFORD 3460	\$995,500	03/03/2021
3	27 Stanley St DAYLESFORD 3460	\$930,000	26/04/2021

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:

16/08/2021 09:51

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Indicative Selling Price
\$995,000

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



4 2 2

Property Type: house
Land Size: 987.6 sqm approx
Agent Comments

Comparable Properties



69 Millar St DAYLESFORD 3460 (REI)

Agent Comments

3 1 2

Price: \$1,060,000
Method: Private Sale
Date: 01/08/2021
Property Type: House
Land Size: 709 sqm approx



14a Malmsbury Rd DAYLESFORD 3460 (VG)

Agent Comments

5 - -

Price: \$995,500
Method: Sale
Date: 03/03/2021
Property Type: House (Res)
Land Size: 1249 sqm approx



27 Stanley St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 1 -

Price: \$930,000
Method: Private Sale
Date: 26/04/2021
Property Type: House
Land Size: 1012 sqm approx

Account - Belle Property Daylesford | P: +61 3 5348 1700