

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

63 Raglan Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$715,000

Median sale price

Median price

\$602,500

Property Type

House

Suburb

Daylesford

Period - From

01/07/2018

to

30/06/2019

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	8 Vincent St.N DAYLESFORD 3460	\$731,000	03/05/2018
2	11 Albert St DAYLESFORD 3460	\$721,000	18/11/2018
3	2/30 Grenville St DAYLESFORD 3460	\$700,000	08/07/2019

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:

07/10/2019 13:05



3 2 1

Property Type: House (Res)

Land Size: 519 sqm approx

Agent Comments

Comparable Properties



8 Vincent St.N DAYLESFORD 3460 (REI/VG)

Agent Comments

3 2 2

Price: \$731,000

Method: Private Sale

Date: 03/05/2018

Property Type: House (Res)

Land Size: 840 sqm approx



11 Albert St DAYLESFORD 3460 (VG)

Agent Comments

3 - -

Price: \$721,000

Method: Sale

Date: 18/11/2018

Property Type: House (Res)

Land Size: 390 sqm approx



2/30 Grenville St DAYLESFORD 3460 (REI)

Agent Comments

3 2 1

Price: \$700,000

Method: Private Sale

Date: 08/07/2019

Property Type: House

Land Size: 444 sqm approx