

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 ORFORD STREET, DAYLESFORD, VIC

3 1 2

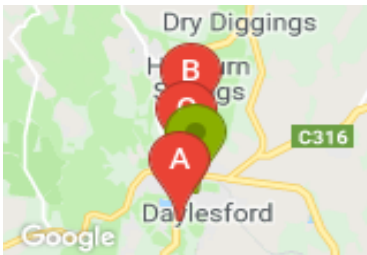
Indicative Selling Price

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

Single Price: \$575,000

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (House)

\$519,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

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.



2 MACADAM ST, DAYLESFORD, VIC 3460

2 1 1

Sale Price

\$505,000

Sale Date: 11/04/2018

Distance from Property: 896m



8 HEPBURN RD, DAYLESFORD, VIC 3460

3 2 3

Sale Price

***\$690,000**

Sale Date: 03/04/2018

Distance from Property: 1.7km



2 VINCENT ST, DAYLESFORD, VIC 3460

2 1 2

Sale Price

***\$615,000**

Sale Date: 16/06/2018

Distance from Property: 713m



This report has been compiled on 04/07/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

4 ORFORD STREET, DAYLESFORD, VIC 3460

Indicative selling price

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

Single Price:

\$575,000

Median sale price

Median price

\$519,000

House

X

Unit


Suburb

DAYLESFORD

Period

01 July 2017 to 30 June 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
2 MACADAM ST, DAYLESFORD, VIC 3460	\$505,000	11/04/2018
8 HEPBURN RD, DAYLESFORD, VIC 3460	*\$690,000	03/04/2018
2 VINCENT ST, DAYLESFORD, VIC 3460	*\$615,000	16/06/2018