

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

21 Stanley Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$675,000

Median sale price

Median price \$602,500 House ☒ Unit ☐ Suburb or locality 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 eighteen 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	2 Vincent St DAYLESFORD 3460	\$690,000	12/04/2019
2	7 Stanhope St DAYLESFORD 3460	\$680,000	14/08/2019
3	46 Frazer St DAYLESFORD 3460	\$630,000	26/11/2018

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 eighteen months.



2 2 0

Rooms:

Property Type: House (Res)

Land Size: 1009 sqm approx

Agent Comments

Comparable Properties



2 Vincent St DAYLESFORD 3460 (VG)

Agent Comments

2 - -

Price: \$690,000

Method: Sale

Date: 12/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 591 sqm approx



7 Stanhope St DAYLESFORD 3460 (REI)

Agent Comments

2 2 3

Price: \$680,000

Method: Private Sale

Date: 14/08/2019

Rooms: -

Property Type: House

Land Size: 1020 sqm approx



46 Frazer St DAYLESFORD 3460 (REI/VG)

Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 26/11/2018

Rooms: -

Property Type: House

Land Size: 736 sqm approx