

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

2A MACADAM STREET W, DAYLESFORD, VIC 3460

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD 0408 358 772

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2A MACADAM STREET W, DAYLESFORD,** 2 1 1

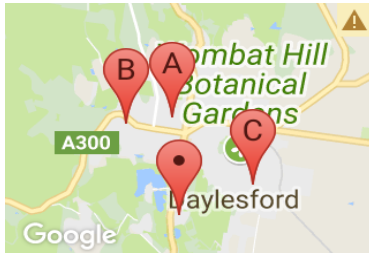
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$520,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

## MEDIAN SALE PRICE



**DAYLESFORD, VIC, 3460**

Suburb Median Sale Price (House)

**\$503,500**

01 January 2017 to 31 December 2017

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.



**84 RAGLAN ST, DAYLESFORD, VIC 3460** 3 2 1

Sale Price

**\$465,000**

Sale Date: 08/05/2017

Distance from Property: 1.4km



**5 ALBERT LANE, DAYLESFORD, VIC 3460** 3 1 2

Sale Price

**\*\$490,000**

Sale Date: 07/02/2018

Distance from Property: 1.5km



**44 FRAZER ST, DAYLESFORD, VIC 3460** 3 1 1

Sale Price

**\$470,000**

Sale Date: 14/08/2017

Distance from Property: 1.1km



This report has been compiled on 27/03/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

2A MACADAM STREET W, 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:

\$520,000

Median sale price

Median price

\$503,500

House

X

Unit


Suburb

DAYLESFORD

Period

01 January 2017 to 31 December 2017

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
84 RAGLAN ST, DAYLESFORD, VIC 3460	\$465,000	08/05/2017
5 ALBERT LANE, DAYLESFORD, VIC 3460	*\$490,000	07/02/2018
44 FRAZER ST, DAYLESFORD, VIC 3460	\$470,000	14/08/2017