

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

8 Westwood 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 \$600,000 House ☒ Unit ☐ Suburb or locality Daylesford

Period - From 01/01/2018 to 31/12/2018 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	9a Lake Rd DAYLESFORD 3460	\$635,000	13/04/2018
2	46 Frazer St DAYLESFORD 3460	\$630,000	26/11/2018
3	2 Vincent St DAYLESFORD 3460	\$615,000	18/06/2018

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.

No photo
available for
this property



Rooms:

Property Type: House (Res)

Land Size: 876 sqm approx

Agent Comments

Comparable Properties



9a Lake Rd DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 13/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx



46 Frazer St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 26/11/2018

Rooms: -

Property Type: House

Land Size: 736 sqm approx



2 Vincent St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$615,000

Method: Sale

Date: 18/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 591 sqm approx