

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 and
postcode

30A VINCENT STREET NORTH DAYLESFORD VIC 3460

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,562

Property type

Unit

Suburb

Daylesford

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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

88 RAGLAN STREET DAYLESFORD VIC 3460	\$850,000	28-Sep-22
1/1 GRENVILLE STREET DAYLESFORD VIC 3460	\$975,000	24-Feb-23
112 MAIN ROAD HEPBURN SPRINGS VIC 3461	\$900,000	08-Sep-22

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: 20 March 2023



**88 RAGLAN STREET DAYLESFORD
VIC 3460**

 4  2  1

Sold Price

\$850,000

Sold Date

28-Sep-22

Distance

0.5km



**1/1 GRENVILLE STREET
DAYLESFORD VIC 3460**

 4  2  2

Sold Price

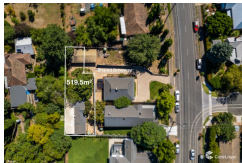
^{RS} **\$975,000**

Sold Date

24-Feb-23

Distance

1.29km



**112 MAIN ROAD HEPBURN SPRINGS
VIC 3461**

 4  2  2

Sold Price

\$900,000

Sold Date

08-Sep-22

Distance

2.6km

RS = Recent sale

UN = Undisclosed Sale

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