

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

82 Central Springs Road, Daylesford Vic 3460

Indicative selling price

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

Single price \$825,000

Median sale price

Median price \$842,500

Property Type House

Suburb Daylesford

Period - From 01/04/2020

to 30/06/2020

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 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
1	25 Millar St DAYLESFORD 3460	\$870,000	11/10/2019
2	24 Main Rd HEPBURN SPRINGS 3461	\$845,000	17/06/2020
3	22 Orford St DAYLESFORD 3460	\$839,000	12/03/2019

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:

26/08/2020 14:34

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Indicative Selling Price
\$825,000

Median House Price
June quarter 2020: \$842,500



4 2 2

Property Type: House (Res)

Land Size: 538 sqm approx

Agent Comments

Comparable Properties



25 Millar St DAYLESFORD 3460 (VG)

Agent Comments

4 - -

Price: \$870,000

Method: Sale

Date: 11/10/2019

Property Type: House (Res)

Land Size: 986 sqm approx



24 Main Rd HEPBURN SPRINGS 3461 (REI/VG) Agent Comments

3 2 2

Price: \$845,000

Method: Private Sale

Date: 17/06/2020

Property Type: House

Land Size: 827 sqm approx



22 Orford St DAYLESFORD 3460 (REI/VG)

Agent Comments

4 3 1

Price: \$839,000

Method: Private Sale

Date: 12/03/2019

Property Type: House

Land Size: 893 sqm approx