

WE DELIVER
RESULTS

STATEMENT OF INFORMATION

7 LITTLE STREET, DAYLESFORD, VIC 3460

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 LITTLE STREET, DAYLESFORD, VIC 3460  3  1  1

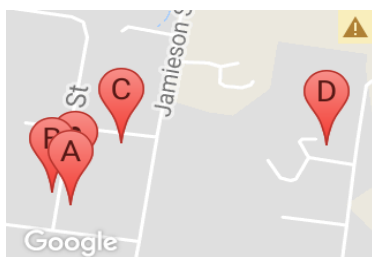
Indicative Selling Price

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

Price Range: \$345,000 to \$365,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (House)

\$498,750

01 October 2016 to 30 September 2017

Provided by: 

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.



3 LITTLE ST, DAYLESFORD, VIC 3460

 3  1  2

Sale Price

Price Withheld

Sale Date: 31/10/2017

Distance from Property: 33m



6 LITTLE ST, DAYLESFORD, VIC 3460

 3  1  2

Sale Price

\$420,000

Sale Date: 31/07/2017

Distance from Property: 40m



2 TRIMBLE ST, DAYLESFORD, VIC 3460

 2  2  2

Sale Price

***\$457,000**

Sale Date: 31/10/2017

Distance from Property: 109m



This report has been compiled on 30/11/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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3/34 SMITH ST, DAYLESFORD, VIC 3460

 **2**  **1**  **2**

Sale Price

Price Withheld

Sale Date: 11/10/2017

Distance from Property: 421m



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

7 LITTLE STREET, DAYLESFORD, VIC 3460

Indicative selling price

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

Price Range:

\$345,000 to \$365,000

Median sale price

Median price

\$498,750

House

X

Unit


Suburb

DAYLESFORD

Period

01 October 2016 to 30 September 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
3 LITTLE ST, DAYLESFORD, VIC 3460	Price Withheld	31/10/2017
6 LITTLE ST, DAYLESFORD, VIC 3460	\$420,000	31/07/2017
2 TRIMBLE ST, DAYLESFORD, VIC 3460	*\$457,000	31/10/2017
3/34 SMITH ST, DAYLESFORD, VIC 3460	Price Withheld	11/10/2017