

## 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

3 Kidds Gully Road Daylesford VIC 3460

### Indicative selling price

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

Single Price

\$849,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Daylesford

Period-from

01 Nov 2020

to

31 Oct 2021

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

31 Jamieson Street Daylesford VIC 3460	\$815,000	16-Apr-21
60 Main Road Hepburn Springs VIC 3461	\$895,000	06-Sep-21
2 Park Avenue Hepburn Springs VIC 3461	\$830,000	06-Aug-21

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: 04 November 2021

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**31 Jamieson Street Daylesford VIC 3460**

Sold Price

**\$815,000**

Sold Date

**16-Apr-21**

2 1 -

Distance

**0.77km**



**60 Main Road Hepburn Springs VIC 3461**

Sold Price

**\$895,000**

Sold Date

**06-Sep-21**

2 1 -

Distance

**1.62km**

Notes from your agent

House with studio



**2 Park Avenue Hepburn Springs VIC 3461**

Sold Price

<sup>RS</sup> **\$830,000** <sup>UN</sup>

Sold Date

**06-Aug-21**

3 2 3

Distance

**2.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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