

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

16/34 Smith Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$399,900

Median sale price

Median price

\$390,000

Property Type

Unit

Suburb

Daylesford

Period - From

26/03/2020

to

25/03/2021

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	4/108 Central Springs Rd DAYLESFORD 3460	\$390,000	12/01/2021
2	3/108 Central Springs Rd DAYLESFORD 3460	\$385,000	21/10/2020
3	5/108 Central Springs Rd DAYLESFORD 3460	\$385,000	24/12/2020

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:

26/03/2021 14:33

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Indicative Selling Price
\$399,900

Median Unit Price
26/03/2020 - 25/03/2021: \$390,000



2 2 2

Rooms: 4
Property Type: House (Res)
Agent Comments

Comparable Properties



4/108 Central Springs Rd DAYLESFORD 3460 (REI) **Agent Comments**

2 1 1

Price: \$390,000
Method: Private Sale
Date: 12/01/2021
Property Type: Townhouse (Single)
Land Size: 311 sqm approx



3/108 Central Springs Rd DAYLESFORD 3460 (VG) **Agent Comments**

2 - -

Price: \$385,000
Method: Sale
Date: 21/10/2020
Property Type: Flat/Unit/Apartment (Res)



5/108 Central Springs Rd DAYLESFORD 3460 (REI) **Agent Comments**

2 1 1

Price: \$385,000
Method: Private Sale
Date: 24/12/2020
Property Type: Townhouse (Single)
Land Size: 330 sqm approx