Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980
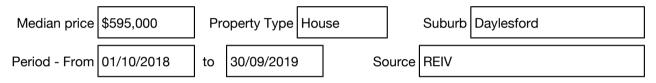
Property offered for sale

| Address
Including suburb or locality and postcode	66 Albert Street, Daylesford Vic 3460

Indicative selling price

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

Single price	$685,000

Median sale price

Median price	$595,000	Property Type	House	Suburb	Daylesford
Period - From	01/10/2018	to	30/09/2019	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	22 Tipperary Springs Rd DAYLESFORD 3460	$704,000	23/07/2019
2	3 Garibaldi Dr DAYLESFORD 3460	$700,000	23/02/2019
3	73 Frazer St DAYLESFORD 3460	$675,000	26/07/2018

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.~~
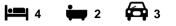
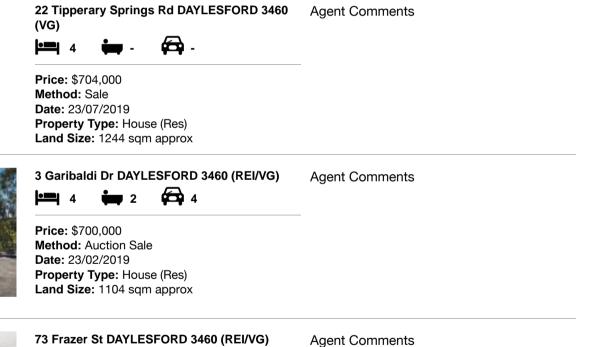This Statement of Information was prepared on: | 15/11/2019 12:26 |

CONSUMER AFFAIRS VICTORIA

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Property Type: House (Res)
Land Size: 679 sqm approx

Agent Comments

Indicative Selling Price
$685,000
Median House Price
Year ending September 2019: $595,000

Comparable Properties

22 Tipperary Springs Rd DAYLESFORD 3460 (VG)

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Price: $704,000
Method: Sale
Date: 23/07/2019
Property Type: House (Res)
Land Size: 1244 sqm approx

Agent Comments

3 Garibaldi Dr DAYLESFORD 3460 (REI/VG)

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Price: $700,000
Method: Auction Sale
Date: 23/02/2019
Property Type: House (Res)
Land Size: 1104 sqm approx

Agent Comments

73 Frazer St DAYLESFORD 3460 (REI/VG)

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Price: $675,000
Method: Private Sale
Date: 26/07/2018
Property Type: House (Res)
Land Size: 1036 sqm approx

Agent Comments