

## 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

34 Frazer Street, Daylesford Vic 3460

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$699,500

#### Median sale price\*

Median price \$705,000 House ☒ Unit ☐ Suburb or locality Daylesford

Period - From 20/02/2018 to 20/02/2019 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 eighteen 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	8 Vincent St.N DAYLESFORD 3460	\$731,000	03/05/2018
2	14 Little St DAYLESFORD 3460	\$655,000	20/08/2018
3	17 Vincent St.N DAYLESFORD 3460	\$625,000	09/08/2018

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 eighteen months.

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 703 sqm approx

Agent Comments

**Indicative Selling Price**

\$699,500

**Median House Price \***

20/02/2018 - 20/02/2019: \$705,000

\* Agent calculated median

## Comparable Properties



**8 Vincent St.N DAYLESFORD 3460 (REI)**

Agent Comments



**Price:** \$731,000

**Method:** Private Sale

**Date:** 03/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 840 sqm approx



**14 Little St DAYLESFORD 3460 (REI/VG)**

Agent Comments



**Price:** \$655,000

**Method:** Private Sale

**Date:** 20/08/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 1051 sqm approx



**17 Vincent St.N DAYLESFORD 3460 (REI)**

Agent Comments



**Price:** \$625,000

**Method:** Private Sale

**Date:** 09/08/2018

**Rooms:** -

**Property Type:** House