

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

5 King Street Daylesford VIC 3460

Indicative selling price

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

Single Price

or range
between

\$1,600,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Daylesford

Period-from

01 Oct 2019

to

30 Sep 2020

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

13A Leggatt Street Daylesford VIC 3460	\$1,700,000	04-Nov-19
17A Leggatt Street Daylesford VIC 3460	\$1,550,000	25-Sep-19
10 Leggatt Street Daylesford VIC 3460	\$1,800,000	14-Feb-19

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: 16 October 2020



13A Leggatt Street Daylesford VIC 3460

Sold Price

\$1,700,000

Sold Date

04-Nov-19



4



3



-

Distance

0.43km



17A Leggatt Street Daylesford VIC 3460

Sold Price

\$1,550,000

Sold Date

25-Sep-19



3



2



2

Distance

0.45km



10 Leggatt Street Daylesford VIC 3460

Sold Price

\$1,800,000

Sold Date

14-Feb-19



6



6



4

Distance

0.49km



32 Hill Street Daylesford VIC 3460

Sold Price

^{RS} **\$1,750,000**

Sold Date

25-Apr-20



4



3



2

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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