WE DELIVER RESULTS

STATEMENT OF INFORMATION

11 NORTH STREET, DAYLESFORD, VIC 3460

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 NORTH STREET, DAYLESFORD, VIC







Indicative Selling Price

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

Price Range:

\$1,050,000 to \$1,130,000

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (House)

\$510,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



300 LITHIA LANE, ELEVATED PLAINS, VIC 3461 🕮 4 🕒 2 🚓 2







Sale Price

*\$1,149,000

Sale Date: 20/12/2017

Distance from Property: 5km





14 GOLF LINKS RD, HEPBURN, VIC 3461







Sale Price

\$1,100,000

Sale Date: 16/09/2017

Distance from Property: 2.4km





3 INGROW LANE, DAYLESFORD, VIC 3460







Sale Price

\$1,426,000

Sale Date: 20/12/2016

Distance from Property: 219m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

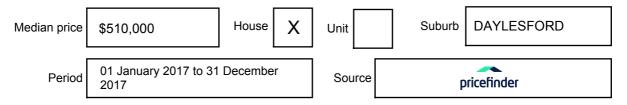
Address Including suburb and postcode	
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Indicative selling price

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

Price Range: \$1,050,000 to \$1,130,000

Median sale price



Comparable property sales

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
300 LITHIA LANE, ELEVATED PLAINS, VIC 3461	*\$1,149,000	20/12/2017
14 GOLF LINKS RD, HEPBURN, VIC 3461	\$1,100,000	16/09/2017
3 INGROW LANE, DAYLESFORD, VIC 3460	\$1,426,000	20/12/2016