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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**

4 3 2

### Indicative Selling Price

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

4 3 4

**Sale Price**

**\$1,100,000**

Sale Date: 16/09/2017

Distance from Property: 2.4km



**3 INGROW LANE, DAYLESFORD, VIC 3460**

4 2 4

**Sale Price**

**\$1,426,000**

Sale Date: 20/12/2016

Distance from Property: 219m



This report has been compiled on 24/02/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

11 NORTH 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)

Price Range:

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

Median sale price

Median price

\$510,000

House

X

Unit


Suburb

DAYLESFORD

Period

01 January 2017 to 31 December 2017

Source



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