

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

4 MAXELA COURT 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

\$1,399,500

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
45 VINCENT STREET NORTH DAYLESFORD VIC 3460	\$1,340,000	15-Oct-24
43 PERRINS STREET DAYLESFORD VIC 3460	\$1,400,000	07-Aug-24
20 COURTNEY ROAD COOMOORA VIC 3461	\$1,350,000	06-Feb-24

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.

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45 VINCENT STREET NORTH
DAYLESFORD VIC 3460

4 2 1

Sold Price ^{RS} \$1,340,000 ^{UN} Sold Date 15-Oct-24

Distance 0.43km



43 PERRINS STREET DAYLESFORD
VIC 3460

3 2 2

Sold Price ^{RS} \$1,400,000 Sold Date 07-Aug-24

Distance 1.58km



20 COURTNEY ROAD COOMOORA
VIC 3461

4 3 6

Sold Price \$1,350,000 Sold Date 06-Feb-24

Distance 3.65km

RS = Recent sale UN = Undisclosed Sale

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