

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

2 Stanbridge Street, Daylesford Vic 3460

Indicative selling price

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

Range between \$855,000 & \$885,000

Median sale price

Median price \$922,500 Property Type House Suburb Daylesford

Period - From 01/01/2023 to 31/12/2023 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 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
1	20 East St DAYLESFORD 3460	\$890,000	08/08/2023
2	8 Fourth St HEPBURN SPRINGS 3461	\$865,000	29/11/2023
3	21 Stanley St DAYLESFORD 3460	\$860,000	30/03/2023

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:

24/01/2024 12:09



Property Type: House
Land Size: 421 sqm approx
Agent Comments

Indicative Selling Price

\$855,000 - \$885,000

Median House Price

Year ending December 2023: \$922,500

Comparable Properties



20 East St DAYLESFORD 3460 (REI)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 08/08/2023
Property Type: House
Land Size: 521 sqm approx



8 Fourth St HEPBURN SPRINGS 3461 (REI)

Agent Comments



Price: \$865,000
Method: Private Sale
Date: 29/11/2023
Property Type: House
Land Size: 899 sqm approx



21 Stanley St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 30/03/2023
Property Type: House
Land Size: 358 sqm approx