Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	25 Smith Street, Daylesford Vic 3460
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$922,500	Pro	perty 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 Smith St DAYLESFORD 3460	\$655,000	26/09/2023
2	67 Raglan St DAYLESFORD 3460	\$640,000	06/06/2023
3	4 Malmsbury Rd DAYLESFORD 3460	\$603,000	27/04/2023

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:	22/02/2024 14:54





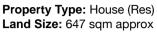
Gary Cooke 03 9989 2525 0409 003 356 garycooke@jelliscraig.com.au

Indicative Selling Price \$650,000 - \$680,000 **Median House Price** Year ending December 2023: \$922,500









Agent Comments



Comparable Properties



20 Smith St DAYLESFORD 3460 (REI/VG)

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Price: \$655,000 Method: Private Sale Date: 26/09/2023 Property Type: House Land Size: 843 sqm approx





67 Ragian St DAYLESFORD 3460 (REI/VG)

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Price: \$640,000 Method: Private Sale Date: 06/06/2023 Property Type: House Land Size: 891 sqm approx **Agent Comments**

Agent Comments



4 Malmsbury Rd DAYLESFORD 3460 (REI/VG)



Price: \$603,000 Method: Private Sale Date: 27/04/2023 Property Type: House Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 9989 2525



