

# 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

25 Smith 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)

Range between \$650,000 & \$680,000

### 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 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



**Property Type:** House (Res)

**Land Size:** 647 sqm approx

Agent Comments

**Indicative Selling Price**

\$650,000 - \$680,000

**Median House Price**

Year ending December 2023: \$922,500

## Comparable Properties



**20 Smith St DAYLESFORD 3460 (REI/VG)**

Agent Comments



**Price:** \$655,000

**Method:** Private Sale

**Date:** 26/09/2023

**Property Type:** House

**Land Size:** 843 sqm approx



**67 Raglan St DAYLESFORD 3460 (REI/VG)**

Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 06/06/2023

**Property Type:** House

**Land Size:** 891 sqm approx



**4 Malsbury Rd DAYLESFORD 3460 (REI/VG)**

Agent Comments



**Price:** \$603,000

**Method:** Private Sale

**Date:** 27/04/2023

**Property Type:** House

**Land Size:** 650 sqm approx