

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

26 Hepburn Road, Daylesford Vic 3460

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$992,500

Property Type House

Suburb Daylesford

Period - From 01/10/2023

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	4/48 Albert St DAYLESFORD 3460	\$650,000	26/06/2023
2	5a Vanina St HEPBURN 3461	\$620,000	06/10/2022
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:

19/01/2024 11:25



Property Type: House (Res)

Land Size: 333 sqm approx

Agent Comments

Indicative Selling Price

\$625,000

Median House Price

December quarter 2023: \$992,500

Comparable Properties



4/48 Albert St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 26/06/2023

Property Type: House



5a Vanina St HEPBURN 3461 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 06/10/2022

Property Type: House

Land Size: 650 sqm approx



4 Malmsbury 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

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