

# 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 28 Perrins 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,265,000 & \$1,365,000

### Median sale price

Median price \$890,000 Property Type House Suburb Daylesford

Period - From 01/04/2023 to 31/03/2024 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	1 Green Gables Rd DAYLESFORD 3460	\$1,200,000	31/05/2024
2	9 Cobblers La DAYLESFORD 3460	\$1,200,000	19/02/2024
3	4 Ingrow La DAYLESFORD 3460	\$1,200,000	29/01/2024

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: 21/06/2024 14:21



**Property Type:** House (Res)  
**Land Size:** 812 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,265,000 - \$1,365,000

**Median House Price**  
Year ending March 2024: \$890,000

## Comparable Properties



**1 Green Gables Rd DAYLESFORD 3460 (REI)** **Agent Comments**



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 31/05/2024  
**Property Type:** House  
**Land Size:** 1013 sqm approx



**9 Cobblers La DAYLESFORD 3460 (REI/VG)** **Agent Comments**



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 19/02/2024  
**Property Type:** House  
**Land Size:** 1017 sqm approx



**4 Ingrow La DAYLESFORD 3460 (REI)** **Agent Comments**



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 29/01/2024  
**Property Type:** House  
**Land Size:** 1707 sqm approx