

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
and
postcode

3 STANBRIDGE STREET DAYLESFORD VIC 3460

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~or range~~
Single
~~between~~

\$575,000

Price&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Daylesford

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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
2 TESSIERS ROAD DAYLESFORD VIC 3460	\$795,000	14-Oct-22
9 TIERNEYS LANE DAYLESFORD VIC 3460	\$725,000	11-May-23
18 MILLAR STREET DAYLESFORD VIC 3460	\$760,000	27-Oct-22

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: 26 September 2023



**2 TESSIERS ROAD DAYLESFORD
VIC 3460**

3 1 2

Sold Price

\$795,000

Sold Date

14-Oct-22

Distance

1.93km



**9 TIERNEYS LANE DAYLESFORD
VIC 3460**

2 1 1

Sold Price

^{RS} **\$725,000**

Sold Date

11-May-23

Distance

2.11km



**18 MILLAR STREET DAYLESFORD
VIC 3460**

3 1 2

Sold Price

\$760,000

Sold Date

27-Oct-22

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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