

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

4 CANDLEBARK COURT 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)

Single Price

or range
between

\$1,750,000

&

\$1,925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Daylesford

Period-from

01 Oct 2022

to

30 Sep 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

60A CENTRAL SPRINGS ROAD DAYLESFORD VIC 3460	\$1,900,000	13-May-22
137 VINCENT STREET DAYLESFORD VIC 3460	\$1,880,000	13-Sep-22
38 KING STREET DAYLESFORD VIC 3460	\$1,700,000	25-Jun-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: 11 October 2023

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**60A CENTRAL SPRINGS ROAD
DAYLESFORD VIC 3460**

3 5 -

Sold Price **\$1,900,000** Sold Date **13-May-22**

Distance **1.37km**



**137 VINCENT STREET
DAYLESFORD VIC 3460**

2 3 3

Sold Price **\$1,880,000** Sold Date **13-Sep-22**

Distance **1.62km**



**38 KING STREET DAYLESFORD VIC
3460**

3 3 1

Sold Price **\$1,700,000** Sold Date **25-Jun-22**

Distance **2.29km**

RS = Recent sale UN = Undisclosed Sale

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