

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

43 Albert Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$965,000

Median sale price

Median price \$935,000

Property Type House

Suburb Daylesford

Period - From 01/07/2022

to 30/06/2023

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	1/1 Grenville St DAYLESFORD 3460	\$975,000	24/02/2023
2	2 Vue Ct DAYLESFORD 3460	\$925,000	08/12/2022
3	101 Grant St DAYLESFORD 3460	\$910,000	14/10/2022

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:

21/09/2023 15:06



Property Type: House (Res)

Land Size: 380 sqm approx

Agent Comments

Ducted Heating

Comparable Properties



1/1 Grenville St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$975,000

Method: Private Sale

Date: 24/02/2023

Property Type: House

Land Size: 456 sqm approx



2 Vue Ct DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 08/12/2022

Property Type: House

Land Size: 448 sqm approx



101 Grant St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$910,000

Method: Private Sale

Date: 14/10/2022

Property Type: House

Land Size: 597 sqm approx