## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 56 East Street, Daylesford Vic 3460

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ing		
Range betwee	\$895,000		&		\$945,000			
Median sale p	rice							
Median price	\$890,000	Pro	operty Type	Hou	se		Suburb	Daylesford
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	58 East St DAYLESFORD 3460	\$945,000	08/09/2023
2	71 Albert St DAYLESFORD 3460	\$910,000	12/04/2024
3	3 Sullivan St DAYLESFORD 3460	\$875,000	20/05/2023

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:

03/06/2024 11:17









Property Type: House Land Size: 839 sqm approx Agent Comments

Gary Cooke 03 9989 2525 0409 003 356 garycooke@jelliscraig.com.au

**Indicative Selling Price** \$895,000 - \$945,000 **Median House Price** Year ending March 2024: \$890,000

# **Comparable Properties**





Land Size: 911 sqm approx



Price: \$875,000 Method: Private Sale Date: 20/05/2023 Property Type: House Land Size: 977 sqm approx

#### Account - Jellis Craig | P: 03 9989 2525



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