

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	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:



3 3 2

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

Indicative Selling Price

\$895,000 - \$945,000

Median House Price

Year ending March 2024: \$890,000

Comparable Properties



58 East St DAYLESFORD 3460 (VG)

Agent Comments

2 - -

Price: \$945,000

Method: Sale

Date: 08/09/2023

Property Type: House (Res)

Land Size: 523 sqm approx



71 Albert St DAYLESFORD 3460 (REI)

Agent Comments

3 2 2

Price: \$910,000

Method: Private Sale

Date: 12/04/2024

Property Type: House (Res)

Land Size: 911 sqm approx



3 Sullivan St DAYLESFORD 3460 (REI/VG)

Agent Comments

4 2 2

Price: \$875,000

Method: Private Sale

Date: 20/05/2023

Property Type: House

Land Size: 977 sqm approx