

WE DELIVER RESULTS

STATEMENT OF INFORMATION

3 STANBRIDGE STREET, DAYLESFORD, VIC 3460

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD & CRESWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

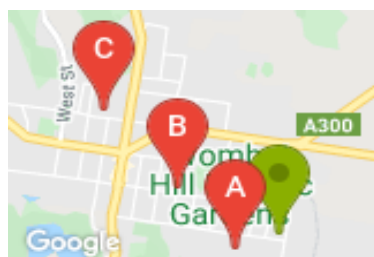
**3 STANBRIDGE STREET, DAYLESFORD,**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$730,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford & Creswick

MEDIAN SALE PRICE

**DAYLESFORD, VIC, 3460**

Suburb Median Sale Price (House)

\$797,500

01 July 2020 to 30 June 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**17 STANHOPE ST, DAYLESFORD, VIC 3460**

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Sale Price

\$720,000

Sale Date: 11/05/2021

Distance from Property: 315m

**51 CENTRAL SPRINGS RD, DAYLESFORD, VIC**

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Sale Price

****\$790,000**

Sale Date: 26/06/2021

Distance from Property: 756m

**81 RAGLAN ST, DAYLESFORD, VIC 3460**

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Sale Price

\$775,000

Sale Date: 19/07/2021

Distance from Property: 1.5km

**This report has been compiled on 21/09/2021 by Biggin & Scott Daylesford & Creswick. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au**

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

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

Single Price: \$730,000


Median sale price

Median price: \$797,500

Property type: House

Suburb: DAYLESFORD

Period: 01 July 2020 to 30 June 2021

Source: 

Comparable property sales

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
17 STANHOPE ST, DAYLESFORD, VIC 3460	\$720,000	11/05/2021
51 CENTRAL SPRINGS RD, DAYLESFORD, VIC 3460	**\$790,000	26/06/2021
81 RAGLAN ST, DAYLESFORD, VIC 3460	\$775,000	19/07/2021

This Statement of Information was prepared on: 21/09/2021