# 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

25 Stanbridge Street 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	\$1,200,000	&	\$1,300,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$590,000	Prop	erty type Ho		House	Suburb	Daylesford
Period-from	01 Nov 2018	to	31 Oct 2	2019	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	
9 Frazer Street Daylesford VIC 3460	\$1,100,000	15-Jun-18	
4 Candlebark Court Daylesford VIC 3460	\$1,250,000	04-Feb-19	
8 Park Avenue Daylesford VIC 3460	\$1,100,000	24-Nov-18	

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: 13 November 2019



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9 Frazer Street Daylesford VIC 3460 酉 4 2

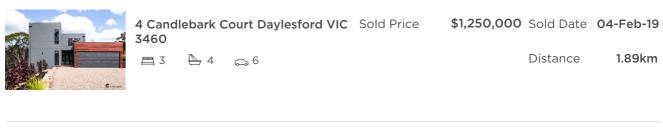
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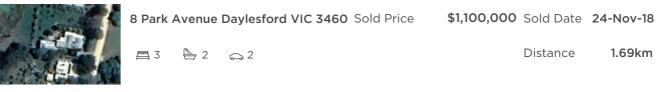
Sold Price \$1,100,000 Sold Date 15-Jun-18

> 0.37km Distance

Notes from your agent

This property has spectacular views.







43 Peri 3460	rins Stre	et Daylesford VIC	Sold Price	\$1,200,000	Sold Date	14-Nov-18
昌 3	2	<b>⇔</b> 2			Distance	1.44km

**RS** = Recent sale UN = Undisclosed Sale

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