## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 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 offe	ered for	sale	•							
Including s locality and p	53 ALBERT STREET DAYLESFORD VIC 3460									
Indicative se	lling pr	ice								
For the meaning	of this pr	ice se	e consum	er.vic	.gov.au/ur	nderquotir	ng (*Delete si	ngle pric	e or range as	applicable)
Single price		\$*		or range between		\$*875,000		&	\$950,000	
Median sale	price									
Median price	\$730,00	,000		Property type		3BEDR	3BEDROOM		rb DAYLESFORD	
Period - From	07/09/20	021	to			Source	REAL ESTA	TE.COM	1.AU	
Comparable	proper	ty sa	les (*De	elete	A or B	below a	s applicat	ole)		

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.

07/09/2021

