## 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 38 East Street, Daylesford Vic 3460

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$875,000		&		\$925,000			
Median sale pr	rice							
Median price	\$935,000	Pro	operty Type	Hou	se		Suburb	Daylesford
Period - From	01/07/2022	to	30/06/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	15 Tipperary Springs Rd DAYLESFORD 3460	\$890,000	18/09/2023
2	3 Sullivan St DAYLESFORD 3460	\$875,000	20/05/2023
3	20 Frazer St DAYLESFORD 3460	\$870,000	04/11/2022

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:

03/10/2023 17:35





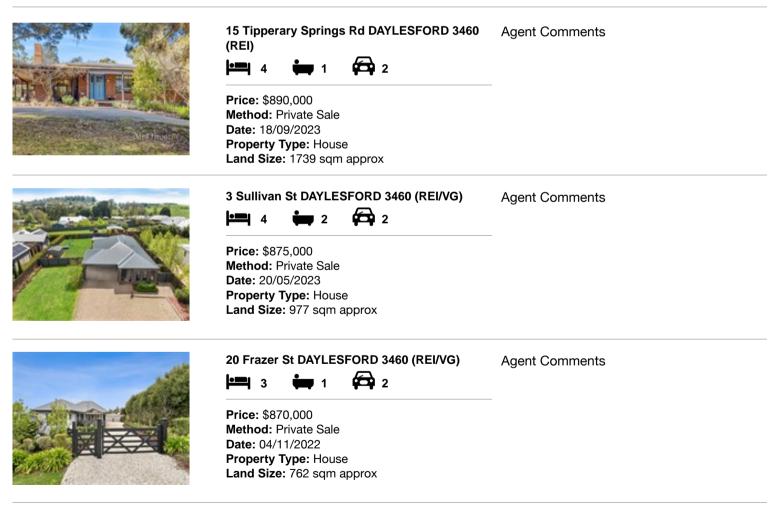




Property Type: HouseMediaLand Size: 1018 sqm approxYear ending June 2Agent Comments2 Living rooms, 2 wood combustion fires, split system large private yard

Indicative Selling Price \$875,000 - \$925,000 Median House Price Year ending June 2023: \$935,000

# **Comparable Properties**



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

propertydata



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