

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

38 East Street, Daylesford Vic 3460

Indicative selling price

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

Range between \$875,000 & \$925,000

Median sale price

Median price \$935,000 Property Type House Suburb Daylesford

Period - From 01/07/2022 to 30/06/2023 Source 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.

	Address 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



3
 1
 2

Property Type: House
Land Size: 1018 sqm approx
Agent Comments

2 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



15 Tipperary Springs Rd DAYLESFORD 3460 (REI)

Agent Comments

4
 1
 2

Price: \$890,000
Method: Private Sale
Date: 18/09/2023
Property Type: House
Land Size: 1739 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



20 Frazer St DAYLESFORD 3460 (REI/VG)

Agent Comments

3
 1
 2

Price: \$870,000
Method: Private Sale
Date: 04/11/2022
Property Type: House
Land Size: 762 sqm approx

Account - Jellis Craig | P: 03 9989 2525