

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

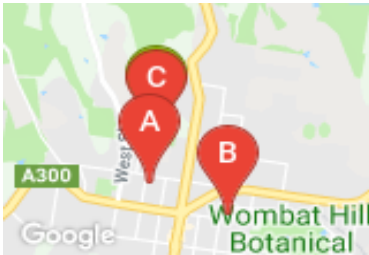
**3/37 HOSPITAL STREET, DAYLESFORD,**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$395,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE

**DAYLESFORD, VIC, 3460**

Suburb Median Sale Price (House)

\$519,000

01 July 2017 to 30 June 2018

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.

**19 MILLAR ST, DAYLESFORD, VIC 3460**

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Sale Price

\$415,000

Sale Date: 10/11/2017

Distance from Property: 347m

**9/11 CAMP ST, DAYLESFORD, VIC 3460**

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Sale Price

\$425,000

Sale Date: 06/03/2018

Distance from Property: 737m

**2/37 HOSPITAL ST, DAYLESFORD, VIC 3460**

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Sale Price

\$427,500

Sale Date: 15/10/2016

Distance from Property: 22m

**This report has been compiled on 17/07/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - 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

Property offered for sale

Address
Including suburb and
postcode

3/37 HOSPITAL STREET, DAYLESFORD, VIC 3460

Indicative selling price

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

Single Price: \$395,000

Median sale price

Median price

\$519,000

House

Unit

Suburb

DAYLESFORD

Period

01 July 2017 to 30 June 2018

Source

pricfinder

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
19 MILLAR ST, DAYLESFORD, VIC 3460	\$415,000	10/11/2017
9/11 CAMP ST, DAYLESFORD, VIC 3460	\$425,000	06/03/2018
2/37 HOSPITAL ST, DAYLESFORD, VIC 3460	\$427,500	15/10/2016