

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

78 Raglan Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$975,000

Median sale price

Median price \$602,500 House Unit Suburb or locality Daylesford

Period - From 01/07/2018 to 30/06/2019 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 eighteen 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	14 Central Springs Rd DAYLESFORD 3460	\$1,060,000	06/04/2019
2	31 Perrins St DAYLESFORD 3460	\$980,000	20/02/2019
3	55 Raglan St DAYLESFORD 3460	\$951,789	18/06/2019

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 eighteen months.

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3 1 2

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1434 sqm approx
Agent Comments

Indicative Selling Price
\$975,000

Median House Price
Year ending June 2019: \$602,500

Comparable Properties

14 Central Springs Rd DAYLESFORD 3460 (VG) **Agent Comments**

3 - -

Price: \$1,060,000
Method: Sale
Date: 06/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 809 sqm approx



31 Perrins St DAYLESFORD 3460 (VG) **Agent Comments**

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Price: \$980,000
Method: Sale
Date: 20/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 2574 sqm approx



55 Raglan St DAYLESFORD 3460 (VG) **Agent Comments**

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Price: \$951,789
Method: Sale
Date: 18/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 624 sqm approx