# WE DELIVER RESULTS

### STATEMENT OF INFORMATION

3 MILLAR STREET, DAYLESFORD, VIC 3460

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 3 MILLAR STREET, DAYLESFORD, VIC







**Indicative Selling Price** 

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

Single Price: \$770,000

Provided by: Rae Corris, Biggin & Scott Daylesford

#### **MEDIAN SALE PRICE**



#### DAYLESFORD, VIC, 3460

**Suburb Median Sale Price (House)** 

\$507,500

01 January 2017 to 31 December 2017

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.



18 KING ST, DAYLESFORD, VIC 3460







Sale Price

\$865,000

Sale Date: 18/11/2017

Distance from Property: 1.5km



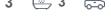


1/32 KING ST, DAYLESFORD, VIC 3460









Sale Price

\*\$780,000

Sale Date: 13/02/2018

Distance from Property: 1.7km





10 HEPBURN RD, DAYLESFORD, VIC 3460







**Sale Price** 

\$780.000

Sale Date: 18/04/2017

Distance from Property: 978m



#### 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 MILLAR STREET, DAYLESFORD, VIC 3460
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#### Indicative selling price

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

Single Price:	\$770,000

#### Median sale price

Median price	\$507,500	House	Χ	Unit	Suburb	DAYLESFORD
Period	01 January 2017 to 31 December 2017		Source	pricefinder		

#### 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
18 KING ST, DAYLESFORD, VIC 3460	\$865,000	18/11/2017
1/32 KING ST, DAYLESFORD, VIC 3460	*\$780,000	13/02/2018
10 HEPBURN RD, DAYLESFORD, VIC 3460	\$780,000	18/04/2017