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 and postcode	35 STANHOPE STREET DAYLESFORD VIC 3460

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$925,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$888,888	Property type	House	Suburb	Daylesford
Period-from	01 Jan 2022	to	31 Dec 2022	Source	Corelogic

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
27 STANLEY STREET DAYLESFORD VIC 3460	-	19-Mar-22
44 FRAZER STREET DAYLESFORD VIC 3460	$862,000	01-Mar-22
101 GRANT STREET DAYLESFORD VIC 3460	$910,000	30-Sep-22

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.~~

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27 STANLEY STREET DAYLESFORD VIC 3460
3 1 -
Sold Price - Sold Date **19-Mar-22**
Distance **0.27km**



44 FRAZER STREET DAYLESFORD VIC 3460
2 1 2
Sold Price **$862,000** Sold Date **01-Mar-22**
Distance **0.31km**



101 GRANT STREET DAYLESFORD VIC 3460
2 2 2
Sold Price **$910,000** Sold Date **30-Sep-22**
Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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