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	2/25 King Street, Daylesford Vic 3460

Indicative selling price

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

Single price $865,000

Median sale price

Median price $600,000 Property Type Unit Suburb Daylesford

Period - From 17/12/2019 to 16/12/2020 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	23a King St DAYLESFORD 3460	$1,050,000	24/04/2020
2	23 King St DAYLESFORD 3460	$950,000	24/04/2020
3	18 King St DAYLESFORD 3460	$875,000	21/07/2020

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: 17/12/2020 14:52

2/25 King Street, Daylesford Vic 3460

Annette Leary
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3 3 2

Property Type: house and land
Land Size: 200 sqm approx

Agent Comments

Indicative Selling Price
$865,000
Median Unit Price
17/12/2019 - 16/12/2020: $600,000

Comparable Properties



23a King St DAYLESFORD 3460 (REI/VG)

4 3 2

Price: $1,050,000
Method: Private Sale
Date: 24/04/2020
Property Type: House

Agent Comments



23 King St DAYLESFORD 3460 (REI/VG)

3 3 3

Price: $950,000
Method: Private Sale
Date: 24/04/2020
Property Type: House
Land Size: 530 sqm approx

Agent Comments

18 King St DAYLESFORD 3460 (VG)

2 - -

Price: $875,000
Method: Sale
Date: 21/07/2020
Property Type: House (Res)
Land Size: 533 sqm approx

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.