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	47 PERRINS 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	$1,400,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$877,500	Property type	House	Suburb	Daylesford
Period-from	01 Nov 2023	to	31 Oct 2024	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
43 PERRINS STREET DAYLESFORD VIC 3460	$1,400,000	07-Aug-24
56A STANBRIDGE STREET DAYLESFORD VIC 3460	$1,400,000	09-Dec-23
8 PARK AVENUE DAYLESFORD VIC 3460	$1,475,000	09-Jan-24

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: 19 November 2024

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43 PERRINS STREET DAYLESFORD VIC 3460

3 2 2

Sold Price RS $1,400,000 Sold Date 07-Aug-24

Distance 0.08km



56A STANBRIDGE STREET DAYLESFORD VIC 3460

3 3 2

Sold Price $1,400,000 Sold Date 09-Dec-23

Distance 0.69km



8 PARK AVENUE DAYLESFORD VIC 3460

3 2 -

Sold Price $1,475,000 Sold Date 09-Jan-24

Distance 0.97km



7 WOMBAT STREET DAYLESFORD VIC 3460

2 2 2

Sold Price $1,325,000 Sold Date 16-Oct-23

Distance 1.46km

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

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