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	14/34 Smith Street, Daylesford, VIC, 3460

Indicative selling price

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

	or range between	$560,000	&	$610,000

Median sale price

Median price	$922,000	Property type	House	Suburb	Daylesford
Period - From	Jan 2022	to	Dec 2022	Source	Pricefinder.com.au

Comparable property sales

These are the two 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
1/26 East Street, Daylesford	$590,000	08/12/2022
2/5 Strebor Drive, Daylesford	$581,125	20/05/2022

This Statement of Information was prepared on: 23rd February 2023