

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**29A FULCHER STREET, DAYLESFORD,**



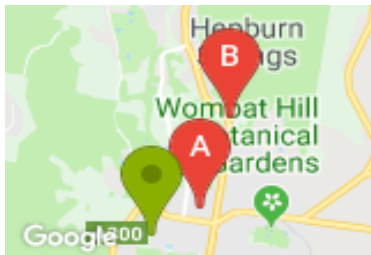
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$395,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

## MEDIAN SALE PRICE



**DAYLESFORD, VIC, 3460**

**Suburb Median Sale Price (House)**

**\$519,000**

01 July 2017 to 30 June 2018

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.



**19 MILLAR ST, DAYLESFORD, VIC 3460**



**Sale Price**

**\$415,000**

Sale Date: 10/11/2017

Distance from Property: 726m



**23 HEPBURN RD, DAYLESFORD, VIC 3460**



**Sale Price**

**\*\$360,000**

Sale Date: 23/01/2018

Distance from Property: 2km



**43 TABLE HILL RD, DAYLESFORD, VIC 3460**



**Sale Price**

**\*\$420,000**

Sale Date: 14/06/2017

Distance from Property: 302m

This report has been compiled on 02/07/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

29A FULCHER STREET, DAYLESFORD, VIC 3460

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$395,000

### Median sale price

Median price

\$519,000

House

Unit

Suburb

DAYLESFORD

Period

01 July 2017 to 30 June 2018

Source

pricfinder

### 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
19 MILLAR ST, DAYLESFORD, VIC 3460	\$415,000	10/11/2017
23 HEPBURN RD, DAYLESFORD, VIC 3460	*\$360,000	23/01/2018
43 TABLE HILL RD, DAYLESFORD, VIC 3460	*\$420,000	14/06/2017