



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 5788 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$425,000 - \$450,000  
**Median House Price**  
June quarter 2017: \$497,500

## Comparable Properties



**52 Pfeiffers Trk DAYLESFORD 3460 (REI/VG)** Agent Comments



**Price:** \$437,000  
**Method:** Private Sale  
**Date:** 09/08/2016  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 11505 sqm approx



**111 Raglan St DAYLESFORD 3460 (REI)** Agent Comments



**Price:** \$432,000  
**Method:** Private Sale  
**Date:** 12/06/2017  
**Rooms:** 6  
**Property Type:** House



**75 Central Springs Rd DAYLESFORD 3460 (REI/VG)** Agent Comments



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 12/01/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 563 sqm approx

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Suburb or locality   
 Period - From  to  Source

**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
52 Pfeiffers Trk DAYLESFORD 3460	\$437,000	09/08/2016
111 Raglan St DAYLESFORD 3460	\$432,000	12/06/2017
75 Central Springs Rd DAYLESFORD 3460	\$425,000	12/01/2017