

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

3/34 SMITH STREET, DAYLESFORD, VIC 3460

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/34 SMITH STREET, DAYLESFORD, VIC

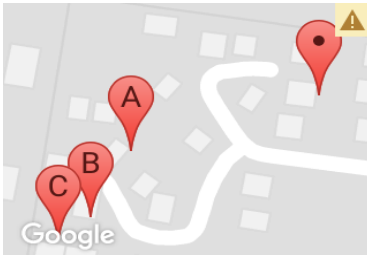
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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$320,000 to \$330,000**

Provided by: Rae Corris, Biggin &amp; Scott Daylesford

## MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (Unit)

**\$420,000**

01 July 2016 to 30 June 2017

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.



16/34 SMITH ST, DAYLESFORD, VIC 3460

2 2 2

Sale Price

**\$345,000**

Sale Date: 26/01/2017

Distance from Property: 81m



20/34 SMITH ST, DAYLESFORD, VIC 3460

2 1 1

Sale Price

**\$290,000**

Sale Date: 19/12/2016

Distance from Property: 108m



21/34 SMITH ST, DAYLESFORD, VIC 3460

2 1 1

Sale Price

**\$315,000**

Sale Date: 19/10/2016

Distance from Property: 125m



This report has been compiled on 30/07/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - [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

3/34 SMITH 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)

Price Range: \$320,000 to \$330,000

### Median sale price

Median price

\$420,000

House

Unit

X

Suburb

DAYLESFORD

Period

01 July 2016 to 30 June 2017

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
16/34 SMITH ST, DAYLESFORD, VIC 3460	\$345,000	26/01/2017
20/34 SMITH ST, DAYLESFORD, VIC 3460	\$290,000	19/12/2016
21/34 SMITH ST, DAYLESFORD, VIC 3460	\$315,000	19/10/2016