

WE DELIVER RESULTS

STATEMENT OF INFORMATION

48 GRENVILLE STREET, DAYLESFORD, VIC 3460

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 GRENVILLE STREET, DAYLESFORD,

3 2 1

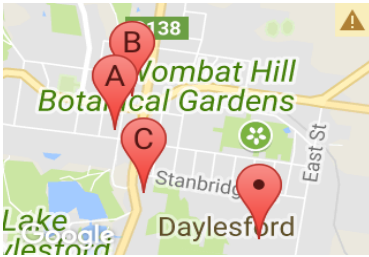
Indicative Selling Price

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

Price Range: \$430,000 to \$440,000

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (House)

\$470,000

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.



28 BRIDPORT ST, DAYLESFORD, VIC 3460

3 1 1

Sale Price

\$410,000

Sale Date: 19/08/2016

Distance from Property: 1.2km



13 BRIDPORT ST, DAYLESFORD, VIC 3460

3 1 1

Sale Price

\$460,000

Sale Date: 15/08/2016

Distance from Property: 1.3km



137 VINCENT ST, DAYLESFORD, VIC 3460

4 1 -

Sale Price

\$430,000

Sale Date: 11/07/2016

Distance from Property: 832m



This report has been compiled on 10/07/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - 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

48 GRENVILLE STREET, DAYLESFORD, VIC 3460

Indicative selling price

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

Price Range: \$430,000 to \$440,000

Median sale price

Median price \$470,000

House

Unit

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
28 BRIDPORT ST, DAYLESFORD, VIC 3460	\$410,000	19/08/2016
13 BRIDPORT ST, DAYLESFORD, VIC 3460	\$460,000	15/08/2016
137 VINCENT ST, DAYLESFORD, VIC 3460	\$430,000	11/07/2016