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

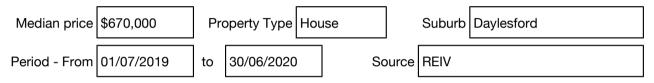
24 Leggatt Street, Daylesford Vic 3460

Indicative selling price

For the meaning of this	price see consumer	VIC dov au/unde	eraliofina
or the mouning of the	price dee container.	violgoviaa/ariac	n quo in ig

Single price \$825,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* 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
1	32 Perrins St DAYLESFORD 3460	\$780,000	29/11/2019
2	45 Leggatt St DAYLESFORD 3460	\$775,000	28/02/2020
3	7/32 King St DAYLESFORD 3460	\$760,000	03/01/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

11/09/2020 08:26







•= 3	2	6
---------------	---	----------

Property Type: House Land Size: 809 sqm approx Agent Comments Annette Leary +61 3 5348 1700 +61 407 917 054 annette.leary@belleproperty.com

Indicative Selling Price \$825,000 Median House Price Year ending June 2020: \$670,000

Comparable Properties



32 Perrins St DAYLESFORD 3460 (VG)



Price: \$780,000 Method: Sale Date: 29/11/2019 Property Type: House (Res) Land Size: 606 sqm approx Agent Comments



45 Leggatt St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$775,000 Method: Private Sale Date: 28/02/2020 Property Type: House Land Size: 790 sqm approx



7/32 King St DAYLESFORD 3460 (VG)



Agent Comments

Price: \$760,000 Method: Sale Date: 03/01/2020 Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Daylesford | P: +61 3 5348 1700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.