

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.gov.au/underquoting

Single price

\$825,000

Median sale price

Median price

\$670,000

Property Type

House

Suburb

Daylesford

Period - From

01/07/2019

to

30/06/2020

Source

REIV

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:

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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



3 2 0

Property Type: House
Land Size: 809 sqm approx
Agent Comments

Comparable Properties



32 Perrins St DAYLESFORD 3460 (VG)

Agent Comments

3 - -

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



45 Leggatt St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 1 3

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

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