

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

lot 2/25 Frazer Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$165,000

Median sale price

Median price \$244,000

Property Type Vacant land

Suburb Daylesford

Period - From 25/03/2019

to 24/03/2020

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 eighteen 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	5a Parker St DAYLESFORD 3460	\$175,000	31/07/2019
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

25/03/2020 10:07

lot 2/25 Frazer Street, Daylesford Vic 3460

Annette Leary
+61 3 5348 1700
+61 407 917 054
annette.leary@belleproperty.com

Indicative Selling Price
\$165,000

Median Land Price
25/03/2019 - 24/03/2020: \$244,000



Property Type:
Agent Comments

Comparable Properties

5a Parker St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$175,000
Method: Sale
Date: 31/07/2019
Property Type: Land
Land Size: 505 sqm approx

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 eighteen months.