

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

59 Vincent Street North, Daylesford Vic 3460

Indicative selling price

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

Single price

\$215,000

Median sale price

Median price

\$290,000

Vacant land

X

Suburb

Daylesford

Period - From

16/09/2018

to

15/09/2019

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	20 Perrins St DAYLESFORD 3460	\$230,000	12/09/2018
2	21a Stanhope St DAYLESFORD 3460	\$195,000	30/01/2019
3	31a Grenville St DAYLESFORD 3460	\$195,000	20/04/2018

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:

16/09/2019



Property Type: Land (Res)

Land Size: 309 sqm approx

Agent Comments

Comparable Properties



20 Perrins St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$230,000

Method: Sale

Date: 12/09/2018

Property Type: Land

Land Size: 611 sqm approx

21a Stanhope St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$195,000

Method: Sale

Date: 30/01/2019

Property Type: Land

Land Size: 490 sqm approx

31a Grenville St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$195,000

Method: Sale

Date: 20/04/2018

Property Type: Land

Land Size: 605 sqm approx