

# 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

43 Stanley Street, Daylesford Vic 3460

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$650,000

### Median sale price

Median price

\$387,500

Property Type

Vacant land

Suburb

Daylesford

Period - From

23/02/2020

to

22/02/2021

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		
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:

23/02/2021 17:47

43 Stanley Street, Daylesford Vic 3460



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

**Indicative Selling Price**  
\$650,000

**Median Land Price**  
23/02/2020 - 22/02/2021: \$387,500



**Property Type:** land  
**Land Size:** 1898 sqm approx  
**Agent Comments**  
Double street entrance

## Comparable Properties

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.

**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.