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 Little Street, Daylesford Vic 3460

Indicative selling price

For the meaning	of this price see	e con	sumer.vic.go	ov.au	/underquo	ting		
Single pric	e \$499,000							
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	House			Suburb	Daylesford
Period - From	01/01/2019	to	31/12/2019		Sc	ource	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.

Add	dress of comparable property	Price	Date of sale
1	36 Millar St DAYLESFORD 3460	\$490,000	24/08/2019
2	103 Central Springs Rd DAYLESFORD 3460	\$485,000	14/01/2019
3	24 Millar St DAYLESFORD 3460	\$425,000	21/10/2019

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:

28/02/2020 15:58









Property Type: House (Res) Land Size: 523 sqm approx Agent Comments Nathan Skewes +61 3 5348 1700 +61 439 322 630 nathan.skewes@belleproperty.com

Indicative Selling Price \$499,000 Median House Price Year ending December 2019: \$600,000

Comparable Properties



36 Millar St DAYLESFORD 3460 (REI/VG)



Price: \$490,000 Method: Private Sale Date: 24/08/2019 Property Type: House Land Size: 562 sqm approx Agent Comments



103 Central Springs Rd DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$485,000 Method: Private Sale Date: 14/01/2019 Property Type: House Land Size: 514 sqm approx



24 Millar St DAYLESFORD 3460 (REI/VG)



I/VG) Agent Comments

Price: \$425,000 Method: Private Sale Date: 21/10/2019 Property Type: House Land Size: 541 sqm approx

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.