## 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

7/43 Jamieson Street, Daylesford Vic 3460

#### Indicative selling price

For the meaning of this		

Single price \$925,000

#### Median sale price

Median price	\$910,000	Pro	perty Type Hou	ise	S	Suburb	Daylesford
Period - From	01/10/2020	to	31/12/2020	Sou	urce F	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.

Ado	dress of comparable property	Price	Date of sale
1	Lot 13/43 Jamieson St DAYLESFORD 3460	\$925,000	15/03/2021
2	Lot 12/43 Jamieson St DAYLESFORD 3460	\$925,000	09/03/2021
3	Lot 1/43 Jamieson St DAYLESFORD 3460	\$900,000	19/12/2020

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:

12/04/2021 11:57





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Property Type: House and Land Land Size: 358 sqm approx Agent Comments

**Indicative Selling Price** \$925,000 Median House Price December quarter 2020: \$910,000

# **Comparable Properties**



Lot 13/43 Jamieson St DAYLESFORD 3460 Agent Comments (REI)



Price: \$925,000 Method: Private Sale Date: 15/03/2021 Property Type: House Land Size: 387 sqm approx

Lot 12/43 Jamieson St DAYLESFORD 3460 (REI)



Agent Comments



Price: \$925.000 Method: Private Sale Date: 09/03/2021 Property Type: House Land Size: 383 sqm approx



Lot 1/43 Jamieson St DAYLESFORD 3460 (REI) Agent Comments



Price: \$900,000 Method: Private Sale Date: 19/12/2020 Property Type: House Land Size: 400 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.