

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

1/30 Grenville Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$528,000

Median sale price

Median price \$600,000

Property Type House

Suburb Daylesford

Period - From 01/01/2019

to 31/12/2019

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	2a Swiss Mount Av HEPBURN SPRINGS 3461	\$539,000	19/03/2019
2	2/8 Queensberry St DAYLESFORD 3460	\$536,000	08/03/2019
3	5 East St DAYLESFORD 3460	\$500,000	06/03/2019

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:

12/02/2020 22:41

1/30 Grenville Street, Daylesford Vic 3460

Nathan Skewes
+61 3 5348 1700
+61 439 322 630
nathan.skewes@belleproperty.com

Indicative Selling Price
\$528,000

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



3 2 1

Property Type: House (Res)
Land Size: 573 sqm approx
Agent Comments

Comparable Properties



2a Swiss Mount Av HEPBURN SPRINGS 3461 (VG) **Agent Comments**

3 - -

Price: \$539,000
Method: Sale
Date: 19/03/2019
Property Type: Flat/Unit/Apartment (Res)



2/8 Queensberry St DAYLESFORD 3460 (REI/VG) **Agent Comments**

3 2 2

Price: \$536,000
Method: Private Sale
Date: 08/03/2019
Property Type: Villa
Land Size: 391 sqm approx



5 East St DAYLESFORD 3460 (REI/VG) **Agent Comments**

3 1 2

Price: \$500,000
Method: Private Sale
Date: 06/03/2019
Property Type: House
Land Size: 810 sqm approx

Account - Belle Property Daylesford | P: +61 3 5348 1700