

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

3038 Ballan-Daylesford Road, Daylesford Vic 3460

Indicative selling price

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

Single price \$845,000

Median sale price

Median price \$845,000

Property Type House

Suburb Daylesford

Period - From 01/01/2021

to 31/03/2021

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 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	19 Queensberry St DAYLESFORD 3460	\$850,000	27/05/2021
2	31 Jamieson St DAYLESFORD 3460	\$815,000	16/04/2021
3	8 Church Av HEPBURN SPRINGS 3461	\$825,000	12/03/2021

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:

21/06/2021 12:33

3038 Ballan-Daylesford Road, Daylesford Vic 3460

Annette Leary
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Indicative Selling Price

\$845,000

Median House Price

March quarter 2021: \$845,000



3 1 2

Rooms: 6

Property Type: House (Res)

Land Size: 728 sqm approx

Agent Comments

Comparable Properties



19 Queensberry St DAYLESFORD 3460 (REI)

Agent Comments

3 1 2

Price: \$850,000

Method: Private Sale

Date: 27/05/2021

Property Type: House

Land Size: 1010 sqm approx



31 Jamieson St DAYLESFORD 3460 (REI)

Agent Comments

3 1 1

Price: \$815,000

Method: Private Sale

Date: 16/04/2021

Property Type: House

Land Size: 729 sqm approx



8 Church Av HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments

3 1 1

Price: \$825,000

Method: Private Sale

Date: 12/03/2021

Property Type: House

Land Size: 564 sqm approx

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