

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

6 Candlebark Court, Daylesford Vic 3460

Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$243,000

Property Type

Vacant land

Suburb

Daylesford

Period - From

04/03/2019

to

03/03/2020

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	1 Burrall St DAYLESFORD 3460	\$379,000	26/03/2019
2	14 South Ajax Rd DAYLESFORD 3460	\$340,000	21/08/2019
3	19 Burrall St DAYLESFORD 3460	\$320,000	08/10/2018

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:

04/03/2020 11:48

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Indicative Selling Price

\$435,000

Median Land Price

04/03/2019 - 03/03/2020: \$243,000



Property Type: Land (Res)
Land Size: 4371 sqm approx
Agent Comments

Comparable Properties



1 Burrall St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$379,000
Method: Sale
Date: 26/03/2019
Property Type: Land
Land Size: 1388 sqm approx



14 South Ajax Rd DAYLESFORD 3460 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 21/08/2019
Property Type: Land
Land Size: 4404 sqm approx

19 Burrall St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$320,000
Method: Sale
Date: 08/10/2018
Property Type: Land
Land Size: 2344 sqm approx