

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 Albert Lane, Daylesford Vic 3460

Indicative selling price

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

Single price

\$255,000

Median sale price

Median price

\$270,000

Property Type

Vacant land

Suburb

Daylesford

Period - From

10/08/2019

to

09/08/2020

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 eighteen 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	20 Perrins St DAYLESFORD 3460	\$245,000	22/02/2020
2	8 Albert La DAYLESFORD 3460	\$245,000	07/08/2019
3			

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 eighteen months.~~

This Statement of Information was prepared on:

10/08/2020 08:03

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Indicative Selling Price
\$255,000

Median Land Price
10/08/2019 - 09/08/2020: \$270,000



Property Type: residential land
Land Size: 517sqm sqm approx
Agent Comments

Comparable Properties



20 Perrins St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$245,000
Method: Sale
Date: 22/02/2020
Property Type: Land
Land Size: 611 sqm approx



8 Albert La DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$245,000
Method: Private Sale
Date: 07/08/2019
Property Type: Land (Res)
Land Size: 882 sqm approx

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 eighteen months.