

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

15 Stanley Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$390,000

Property Type

Vacant land

Suburb

Daylesford

Period - From

28/06/2020

to

27/06/2021

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	6 Nash La DAYLESFORD 3460	\$350,000	23/12/2020
2	56a Stanbridge St DAYLESFORD 3460	\$340,000	31/07/2020
3	22 Vue Ct DAYLESFORD 3460	\$395,000	13/03/2020

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:

28/06/2021 13:48

15 Stanley Street, Daylesford Vic 3460

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Property Type: land only
Land Size: 384 sqm approx
Agent Comments

Indicative Selling Price
\$350,000

Median Land Price
28/06/2020 - 27/06/2021: \$390,000

Comparable Properties



6 Nash La DAYLESFORD 3460 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 23/12/2020
Property Type: Land
Land Size: 456 sqm approx

56a Stanbridge St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 31/07/2020
Property Type: Land

22 Vue Ct DAYLESFORD 3460 (VG)

Agent Comments



Price: \$395,000
Method: Sale
Date: 13/03/2020
Property Type: Land
Land Size: 560 sqm approx