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

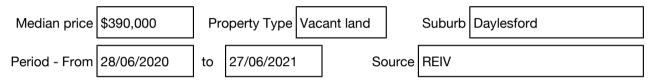
15 Stanley Street, Daylesford Vic 3460

Indicative selling price

For the meanin	a of this	nrice see	consumer vic ac	ov.au/underquoting
	9 01 1113	price 366	consumer.vic.ge	v.au/unaciquoting

Single price \$350,000

Median sale price



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.

Add	dress 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





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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)



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

Agent Comments



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

22 Vue Ct DAYLESFORD 3460 (VG)



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

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.