

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

66A Albert Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$775,000

Property Type

House

Suburb

Daylesford

Period - From

01/01/2020

to

31/12/2020

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	34 Lakeside Dr HEPBURN 3461	\$1,255,000	13/03/2021
2	7 Bridport St DAYLESFORD 3460	\$1,250,000	19/01/2021
3	57 Grenville St DAYLESFORD 3460	\$1,149,000	02/03/2021

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:

04/04/2021 14:32

Annette Leary
+61 3 5348 1700
+61 407 917 054
annette.leary@belleproperty.com

Indicative Selling Price

\$1,100,000

Median House Price

Year ending December 2020: \$775,000



3 2 3

Rooms: 7

Property Type: House

Land Size: 1792 sqm approx

Agent Comments

Comparable Properties



34 Lakeside Dr HEPBURN 3461 (REI)

Agent Comments

3 2 2

Price: \$1,255,000

Method: Private Sale

Date: 13/03/2021

Property Type: House

Land Size: 1800 sqm approx



7 Bridport St DAYLESFORD 3460 (VG)

Agent Comments

3 - -

Price: \$1,250,000

Method: Sale

Date: 19/01/2021

Property Type: House (Res)

Land Size: 1012 sqm approx



57 Grenville St DAYLESFORD 3460 (REI)

Agent Comments

4 1 4

Price: \$1,149,000

Method: Private Sale

Date: 02/03/2021

Property Type: House

Land Size: 1860 sqm approx