

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

28 Grenville Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$675,000

Median sale price

Median price

\$321,500

Property Type

Vacant land

Suburb

Daylesford

Period - From

13/01/2020

to

12/01/2021

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	4 Orford St DAYLESFORD 3460	\$670,000	10/06/2020
2	42 Hill St DAYLESFORD 3460	\$660,000	13/08/2020
3	20 Frazer St DAYLESFORD 3460	\$600,000	31/07/2020

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:

13/01/2021 18:33

Christine Lewis
+61 3 5348 1700
+61 431 853 727
christine.lewis@belleproperty.com

Indicative Selling Price
\$675,000

Median Land Price
13/01/2020 - 12/01/2021: \$321,500



3 1 1

Property Type: House (Res)
Land Size: 1012 sqm approx
Agent Comments

Comparable Properties



4 Orford St DAYLESFORD 3460 (VG)

Agent Comments

3 - -

Price: \$670,000
Method: Sale
Date: 10/06/2020
Property Type: House (Res)
Land Size: 671 sqm approx



42 Hill St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 1 1

Price: \$660,000
Method: Private Sale
Date: 13/08/2020
Property Type: House
Land Size: 650 sqm approx



20 Frazer St DAYLESFORD 3460 (VG)

Agent Comments

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Price: \$600,000
Method: Sale
Date: 31/07/2020
Property Type: House (Res)
Land Size: 756 sqm approx