

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

2/4 Jamieson Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$175,000

Median sale price

Median price

\$244,000

Property Type

Vacant land

Suburb

Daylesford

Period - From

23/06/2019

to

22/06/2020

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	59 Vincent St.N DAYLESFORD 3460	\$215,000	25/09/2019
2	30 Perrins St DAYLESFORD 3460	\$200,000	14/01/2020
3	4a Sixteenth St HEPBURN 3461	\$139,000	18/05/2020

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:

23/06/2020 15:11

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Property Type: Vacant Land (Res)
Land Size: 287 sqm approx
Agent Comments

Indicative Selling Price
\$175,000

Median Land Price
23/06/2019 - 22/06/2020: \$244,000

Comparable Properties



59 Vincent St.N DAYLESFORD 3460 (REI)

Agent Comments



Price: \$215,000
Method: Private Sale
Date: 25/09/2019
Property Type: Land
Land Size: 309 sqm approx



30 Perrins St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$200,000
Method: Private Sale
Date: 14/01/2020
Property Type: Land
Land Size: 291 sqm approx

4a Sixteenth St HEPBURN 3461 (VG)

Agent Comments



Price: \$139,000
Method: Sale
Date: 18/05/2020
Property Type: Land
Land Size: 307 sqm approx