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	5 Parker Street, Daylesford Vic 3460

Indicative selling price

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

Single price $725,000

Median sale price

Median price	$660,000	Property Type	House	Suburb	Daylesford
Period - From	01/10/2019	to	30/09/2020	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 eighteen 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	57 Jamieson St DAYLESFORD 3460	$710,000	28/05/2020
2	56 East St DAYLESFORD 3460	$665,000	13/08/2020
3			

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 eighteen months.

This Statement of Information was prepared on: 25/11/2020 11:51

CONSUMER AFFAIRS VICTORIA

5 Parker Street, Daylesford Vic 3460

hockingstuart | belle PROPERTY

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Property Type: Land
Land Size: 444 sqm approx

Agent Comments

Indicative Selling Price
$725,000
Median House Price
Year ending September 2020: $660,000

Comparable Properties

57 Jamieson St DAYLESFORD 3460 (REI/VG)

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Price: $710,000
Method: Private Sale
Date: 28/05/2020
Property Type: House
Land Size: 590 sqm approx

Agent Comments

56 East St DAYLESFORD 3460 (REI/VG)

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Price: $665,000
Method: Private Sale
Date: 13/08/2020
Property Type: House
Land Size: 839 sqm approx

Agent Comments

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 eighteen months.

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