

# 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

13 North Street, Daylesford Vic 3460

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$420,000

### Median sale price

Median price

\$321,500

Property Type

Vacant land

Suburb

Daylesford

Period - From

14/11/2019

to

13/11/2020

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	17 Armstrong St DAYLESFORD 3460	\$460,000	18/07/2020
2			
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:

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**Indicative Selling Price**  
\$420,000

**Median Land Price**  
14/11/2019 - 13/11/2020: \$321,500



**Property Type:** Land  
**Land Size:** 1073 sqm approx  
**Agent Comments**

## Comparable Properties



**17 Armstrong St DAYLESFORD 3460 (REI)**

**Agent Comments**



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 18/07/2020  
**Property Type:** Land  
**Land Size:** 1937 sqm approx

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.