

# 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

36 Vincent Street North, 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 \$645,000

### 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 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	16 Duke St DAYLESFORD 3460	\$625,000	17/09/2020
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:

21/01/2021 07:54

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**Property Type:** house  
**Land Size:** 331 sqm approx  
**Agent Comments**  
Awaiting finalisation of subdivision

**Indicative Selling Price**  
\$645,000  
**Median House Price**  
Year ending December 2020: \$775,000

## Comparable Properties



16 Duke St DAYLESFORD 3460 (REI)

Agent Comments



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 17/09/2020  
**Property Type:** House  
**Land Size:** 447 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.