

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

14 Park Avenue, Daylesford Vic 3460

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$865,000

Property Type

House

Suburb

Daylesford

Period - From

01/07/2020

to

30/06/2021

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	46 Ingrow La DAYLESFORD 3460	\$1,530,000	21/08/2021
2	78 Raglan St DAYLESFORD 3460	\$1,300,000	25/03/2021
3	98 Central Springs Rd DAYLESFORD 3460	\$1,300,000	10/05/2021

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:

06/10/2021 12:55

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Indicative Selling Price

\$1,450,000

Median House Price

Year ending June 2021: \$865,000



4 2 2

Property Type: House (Res)

Land Size: 1499 sqm approx

Agent Comments

Comparable Properties



46 Ingrow La DAYLESFORD 3460 (REI)

Agent Comments

3 2 2

Price: \$1,530,000

Method: Private Sale

Date: 21/08/2021

Property Type: House

Land Size: 1649 sqm approx



78 Raglan St DAYLESFORD 3460 (VG)

Agent Comments

3 - -

Price: \$1,300,000

Method: Sale

Date: 25/03/2021

Property Type: House (Res)

Land Size: 1434 sqm approx



98 Central Springs Rd DAYLESFORD 3460 (REI/VG)

Agent Comments

3 2 4

Price: \$1,300,000

Method: Private Sale

Date: 10/05/2021

Property Type: House

Land Size: 1329 sqm approx

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