Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address |14 Park Avenue, Daylesford Vic 3460

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gov.au	/underquoting		
Single price	e \$1,450,000					
Median sale p	rice					
Median price	\$865,000	Pro	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.

Add	dress 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





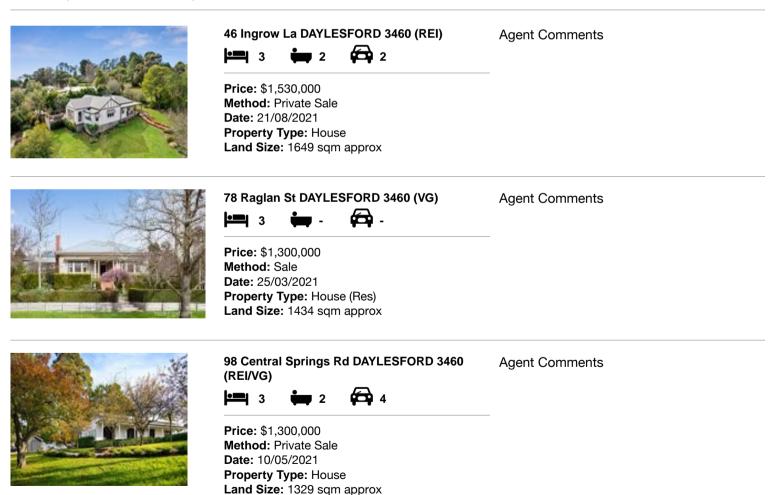




Property Type: House (Res) **Land Size:** 1499 sqm approx Agent Comments Annette Leary +61 3 5348 1700 +61 407 917 054 annette.leary@belleproperty.com

Indicative Selling Price \$1,450,000 Median House Price Year ending June 2021: \$865,000

Comparable Properties



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





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