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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

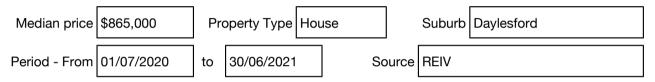
Address Including suburb or locality and postcode

5 Cobblers Lane, Daylesford Vic 3460

Indicative selling price

Single price \$1,495,000

Median sale price



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	19 Grenville St DAYLESFORD 3460	\$1,625,000	27/05/2021
2	46 Ingrow La DAYLESFORD 3460	\$1,530,000	21/08/2021
3	94 Lake Rd DAYLESFORD 3460	\$1,400,000	23/06/2021

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.

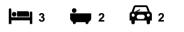
This Statement of Information was prepared on:

21/09/2021 12:00









Rooms: 4 Property Type: House Land Size: 1226 sqm approx Agent Comments

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Indicative Selling Price \$1,495,000 Median House Price Year ending June 2021: \$865,000

Comparable Properties



19 Grenville St DAYLESFORD 3460 (REI/VG)



Price: \$1,625,000 Method: Private Sale Date: 27/05/2021 Property Type: House (Res) Land Size: 2168 sqm approx

46 Ingrow La DAYLESFORD 3460 (REI)

Agent Comments

Agent Comments





Price: \$1,530,000 Method: Private Sale Date: 21/08/2021 Property Type: House Land Size: 1649 sqm approx

94 Lake Rd DAYLESFORD 3460 (REI/VG)



Agent Comments



Price: \$1,400.000 Method: Private Sale Date: 23/06/2021 Property Type: House Land Size: 1223 sqm approx

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



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