

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

84A East Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$600,000

Property Type House

Suburb Daylesford

Period - From 01/01/2019

to 31/12/2019

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	23 Stanhope St DAYLESFORD 3460	\$725,000	27/05/2019
2	63 Raglan St DAYLESFORD 3460	\$700,000	06/11/2019
3	21 Stanley St DAYLESFORD 3460	\$675,000	19/09/2019

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:

11/02/2020 14:55

84A East Street, Daylesford Vic 3460



Annette Leary
+61 3 5348 1700
+61 407 917 054

annette.leary@belleproperty.com

Indicative Selling Price
\$695,000

Median House Price
Year ending December 2019: \$600,000



3 2 2

Property Type: house
Land Size: 904 sqm approx
Agent Comments

Comparable Properties



23 Stanhope St DAYLESFORD 3460 (VG)

[Agent Comments](#)

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Price: \$725,000
Method: Sale
Date: 27/05/2019
Property Type: House (Res)
Land Size: 978 sqm approx



63 Raglan St DAYLESFORD 3460 (REI)

[Agent Comments](#)

3 2 1

Price: \$700,000
Method: Sale by Tender
Date: 06/11/2019
Property Type: House
Land Size: 519 sqm approx



21 Stanley St DAYLESFORD 3460 (VG)

[Agent Comments](#)

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Price: \$675,000
Method: Sale
Date: 19/09/2019
Property Type: House (Res)
Land Size: 1009 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.