

# 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

13a King Street, 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 \$1,039,500

### 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 | 23a King St DAYLESFORD 3460    | \$1,050,000 | 24/04/2020   |
| 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:

15/03/2021 14:32

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 2  2  2

**Property Type:** House  
**Land Size:** 503 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,039,500  
**Median House Price**  
Year ending December 2020: \$775,000

## Comparable Properties



23a King St DAYLESFORD 3460 (REI/VG)

**Agent Comments**

 4  3  2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 24/04/2020  
**Property Type:** House

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.