

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

41 Trewins Lane, Daylesford Vic 3460

Indicative selling price

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

Range between \$1,075,000

&

\$1,175,000

Median sale price

Median price \$910,000

Property Type House

Suburb Daylesford

Period - From 01/10/2020

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 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	4a Queensberry St DAYLESFORD 3460	\$1,370,000	28/11/2020
2	51 Corinella Creek La EGANSTOWN 3461	\$1,350,000	07/08/2020
3	2 Ruthven St DAYLESFORD 3460	\$1,170,000	25/01/2020
4	15 Langdon Ct DAYLESFORD 3460	\$1,040,000	20/08/2019

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:

08/02/2021 16:39

41 Trewins Lane, Daylesford Vic 3460



Property Type:
Agent Comments

Indicative Selling Price
\$1,075,000 - \$1,175,000
Median House Price
December quarter 2020: \$910,000

Comparable Properties



4a Queensberry St DAYLESFORD 3460
(REI/VG)

Agent Comments



Price: \$1,370,000
Method: Private Sale
Date: 28/11/2020
Property Type: House
Land Size: 899 sqm approx



51 Corinella Creek La EGANSTOWN 3461
(REI/VG)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 07/08/2020
Property Type: House
Land Size: 48564 sqm approx



2 Ruthven St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$1,170,000
Method: Private Sale
Date: 25/01/2020
Property Type: House
Land Size: 2000 sqm approx

Account - Stockdale & Leggo Daylesford | P: 03 53482766 | F: 03 53481162



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.



15 Langdon Ct DAYLESFORD 3460 (VG)

Agent Comments

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Price: \$1,040,000

Method: Sale

Date: 20/08/2019

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 5781 sqm approx

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