

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

6 Green Gables Road, 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	17 Forest Av HEPBURN SPRINGS 3461	\$720,000	20/06/2019
2	24 West St DAYLESFORD 3460	\$700,000	16/05/2019
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:

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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 1 3+

Property Type: House (Res)
Land Size: 2163 sqm approx
Agent Comments

Comparable Properties



17 Forest Av HEPBURN SPRINGS 3461 (VG)

Agent Comments

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Price: \$720,000
Method: Sale
Date: 20/06/2019
Property Type: House (Res)
Land Size: 3971 sqm approx



24 West St DAYLESFORD 3460 (VG)

Agent Comments

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Price: \$700,000
Method: Sale
Date: 16/05/2019
Property Type: House (Res)



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