

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

45 Ranch Road, Daylesford Vic 3460

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$818,000

Property Type

House

Suburb

Daylesford

Period - From

01/04/2020

to

31/03/2021

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	55 Eighteenth St HEPBURN 3461	\$1,176,600	14/05/2021
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:

23/06/2021 12:50

45 Ranch Road, Daylesford Vic 3460



Annette Leary
+61 3 5348 1700
+61 407 917 054
annette.leary@belleproperty.com

Indicative Selling Price

\$1,195,000

Median House Price

Year ending March 2021: \$818,000

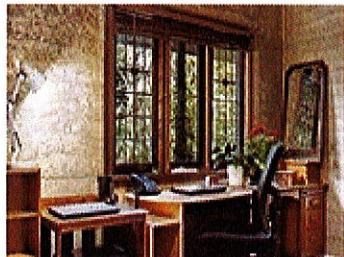


Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 21034 sqm approx

Agent Comments

Comparable Properties



55 Eighteenth St HEPBURN 3461 (REI)

Agent Comments



Price: \$1,176,600

Method: Private Sale

Date: 14/05/2021

Property Type: House

Land Size: 21165.10 sqm approx

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.

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.