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

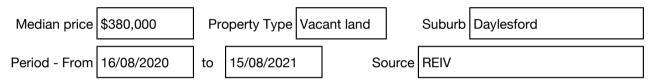
13 Langdon Court, Daylesford Vic 3460

Indicative selling price

| | consumer.vic.gov.a | |
|--|--------------------|--|
| | | |
| | | |
| | | |
| | | |

Single price \$680,000

Median sale price



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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

| Address of comparable property | | Price | Date of sale |
|--------------------------------|-------------------------------|-----------|--------------|
| 1 | Camp St DAYLESFORD 3460 | \$660,000 | 13/01/2021 |
| 2 | 43 Stanley St DAYLESFORD 3460 | \$650,000 | 14/03/2021 |
| 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:

16/08/2021 09:28





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Property Type: land **Land Size:** 3781 sqm approx Agent Comments Indicative Selling Price \$680,000 Median Land Price 16/08/2020 - 15/08/2021: \$380,000

Comparable Properties

Camp St DAYLESFORD 3460 (VG)



Price: \$660,000 Method: Sale Date: 13/01/2021 Property Type: Land Land Size: 3264 sqm approx Agent Comments

Agent Comments



43 Stanley St DAYLESFORD 3460 (REI)

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Price: \$650,000 Method: Private Sale Date: 14/03/2021 Property Type: Land Land Size: 1898 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

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