

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

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

Single price

\$680,000

Median sale price

Median price

\$380,000

Property Type

Vacant land

Suburb

Daylesford

Period - From

16/08/2020

to

15/08/2021

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	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)

Agent Comments



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



43 Stanley St DAYLESFORD 3460 (REI)

Agent Comments



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.