

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

2/3040 Ballan-Daylesford Road, Daylesford Vic 3460

Indicative selling price

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

Single price

\$985,000

Median sale price

Median price

\$925,000

Property Type

House

Suburb

Daylesford

Period - From

01/10/2020

to

30/09/2021

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	93 Central Springs Rd DAYLESFORD 3460	\$920,000	12/10/2021
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:

28/10/2021 13:35

2/3040 Ballan-Daylesford Road, Daylesford Vic 3460

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Property Type: HOUSE
Land Size: 846.5 sqm approx
Agent Comments

Indicative Selling Price
\$985,000

Median House Price
Year ending September 2021: \$925,000

Comparable Properties



93 Central Springs Rd DAYLESFORD 3460 (REI)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 12/10/2021
Property Type: House
Land Size: 530 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