

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

1/34 Smith Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$569,500

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Daylesford

Period - From

20/10/2020

to

19/10/2021

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	19/34 Smith St DAYLESFORD 3460	\$650,000	11/05/2021
2	13/34 Smith St DAYLESFORD 3460	\$610,000	28/06/2021
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:

20/10/2021 15:04

1/34 Smith Street, Daylesford Vic 3460

Christine Lewis
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Indicative Selling Price

\$569,500

Median Unit Price

20/10/2020 - 19/10/2021: \$520,000



2 1 2

Property Type: Townhouse
(Single)

Land Size: 280 sqm approx

Agent Comments

2 Courtyards

Comparable Properties



19/34 Smith St DAYLESFORD 3460 (VG)

Agent Comments

3 - -

Price: \$650,000

Method: Sale

Date: 11/05/2021

Property Type: Flat/Unit/Apartment (Res)



13/34 Smith St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 1 1

Price: \$610,000

Method: Private Sale

Date: 28/06/2021

Property Type: Townhouse (Single)

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