## 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

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$569,500

#### Median sale price

Median price	\$520,000	Pro	perty Type Uni	t		Suburb	Daylesford
Period - From	20/10/2020	to	19/10/2021	] So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress 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**<sup>\*</sup> 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









Property Type: Townhouse (Single) Land Size: 280 sqm approx Agent Comments 2 Courtyards Christine Lewis +61 3 5348 1700 +61 431 853 727 christine.lewis@belleproperty.com

Indicative Selling Price \$569,500 Median Unit Price 20/10/2020 - 19/10/2021: \$520,000

# **Comparable Properties**



19/34 Smith St DAYLESFORD 3460 (VG)



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

Agent Comments



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

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