

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

45 Leggatt Street, Daylesford Vic 3460

Indicative selling price

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

Single price

\$785,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Daylesford

Period - From

01/01/2019

to

31/12/2019

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 18 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	34 Hill St DAYLESFORD 3460	\$790,000	04/11/2018
2	34 Frazer St DAYLESFORD 3460	\$728,000	26/03/2019
3	8a Forest Av HEPBURN SPRINGS 3461	\$702,000	20/07/2019

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 18 months.~~

This Statement of Information was prepared on:

12/02/2020 22:54

45 Leggatt Street, Daylesford Vic 3460

Nathan Skewes
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Indicative Selling Price
\$785,000

Median House Price
Year ending December 2019: \$600,000



3 1 3

Property Type: House (Res)
Land Size: 790 sqm approx
Agent Comments

Comparable Properties



34 Hill St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 2 2

Price: \$790,000
Method: Auction Sale
Date: 04/11/2018
Property Type: House (Res)
Land Size: 652 sqm approx



34 Frazer St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 1 1

Price: \$728,000
Method: Private Sale
Date: 26/03/2019
Property Type: House
Land Size: 730 sqm approx



8a Forest Av HEPBURN SPRINGS 3461 (REI)

Agent Comments

3 3 -

Price: \$702,000
Method: Private Sale
Date: 20/07/2019
Property Type: House
Land Size: 1200 sqm approx

Account - Belle Property Daylesford | P: +61 3 5348 1700