

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 and
postcode

2 Morella Court Daylesford VIC 3460

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Daylesford

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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

11 North Street Daylesford VIC 3460	\$1,250,000	28-Mar-21
25 Vincent Street North Daylesford VIC 3460	\$1,180,000	29-Aug-21
13 Queensberry Street Daylesford VIC 3460	\$1,203,000	31-May-21

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: 04 October 2021

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11 North Street Daylesford VIC 3460

4 2 4

Sold Price **\$1,250,000** Sold Date **28-Mar-21**

Distance **0.54km**



25 Vincent Street North Daylesford VIC 3460

5 3 2

Sold Price ^{RS} **\$1,180,000** ^{UN} Sold Date **29-Aug-21**

Distance **0.59km**



13 Queensberry Street Daylesford VIC 3460

2 2 -

Sold Price **\$1,203,000** Sold Date **31-May-21**

Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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