

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

15B Grenville Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$644,000

Property Type House

Suburb Daylesford

Period - From 11/03/2019

to 10/03/2020

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	12 Grenville St DAYLESFORD 3460	\$700,000	17/02/2020
2	3 Garibaldi Dr DAYLESFORD 3460	\$700,000	23/02/2019
3	66 Albert St DAYLESFORD 3460	\$647,500	24/01/2020

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:

11/03/2020 17:15

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 4  2  2

Property Type: House (Res)
Land Size: 1477 sqm approx
Agent Comments

Indicative Selling Price
\$695,000

Median House Price
11/03/2019 - 10/03/2020: \$644,000

Comparable Properties



12 Grenville St DAYLESFORD 3460 (REI)

Agent Comments

 4  2  2

Price: \$700,000
Method: Sale by Tender
Date: 17/02/2020
Property Type: House
Land Size: 1025 sqm approx



3 Garibaldi Dr DAYLESFORD 3460 (REI/VG)

Agent Comments

 4  2  4

Price: \$700,000
Method: Auction Sale
Date: 23/02/2019
Property Type: House (Res)
Land Size: 1104 sqm approx



66 Albert St DAYLESFORD 3460 (REI)

Agent Comments

 4  2  3

Price: \$647,500
Method: Sale by Tender
Date: 24/01/2020
Property Type: House
Land Size: 1500 sqm approx