

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality and postcode
Lots 16 - 19 at 40 Smith Street, 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)

Unit type or class

e.g. One bedroom units

	Single price		Lower price		Higher price
Vacant Land (Group A) Lots 16 & 18		or range between	\$425,000	&	\$467,500
Vacant Land (Group B) Lot 17		or range between	\$470,000	&	\$517,000
Vacant Land (Group C) Lot 19		or range between	\$310,000	&	\$341,000
		or range between			

Additional entries may be included or attached as required.

House median sale price

Median price \$890,000

Suburb or locality Daylesford

Period - From Jan 2023

To Dec 2023

Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)


A* These are the three properties sold within five kilometers 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
2A Orford St, Daylesford, VIC 3460	\$490,000	11/12/2022
21 Grenville St, Daylesford, VIC 3460	\$550,000	05/10/2022
56 Stanbridge St, Daylesford, VIC 3460	\$425,000	07/12/2022

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometers of the unit for sale in the last 18 months.~~

This Statement of Information was prepared on: 16/01/2024

2A Orford Street Daylesford VIC 3460

 -
  -
  -
  797m²
 -



Property Details

Property Type	LAND
RPD	LOT 1 LP85466
Vol/Folio	8794/441
Occupancy Type	-
Dev Zone	GRZ1, General Resident...
LA	Hepburn
Year Built	-
Site Value	-

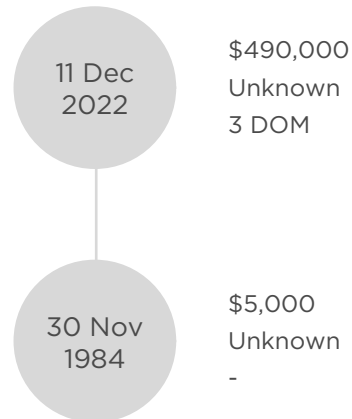
Last Sale

Sale Price	\$490,000
Sale Date	11-Dec-22
Sale Method	Unknown
Days on Market	3 days
Listing Agency	Jellis Craig Daylesfor...
Listing Agent	Gary Cooke
Agent Contact	-

Property Features

No property features available

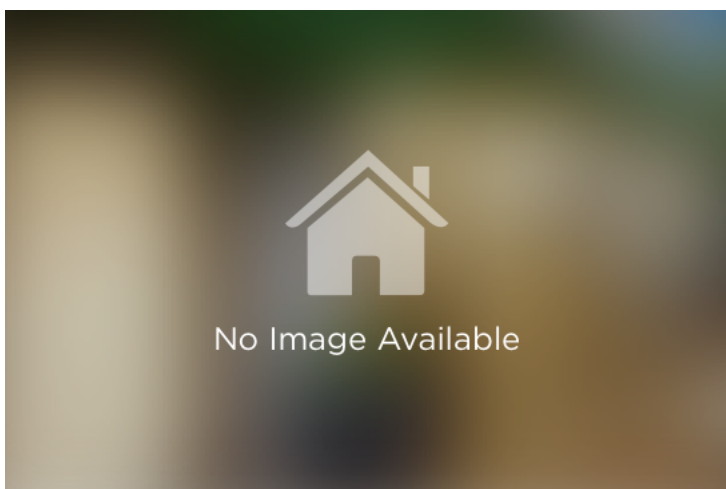
Sale History (up to last four sales)



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21 Grenville Street Daylesford VIC 3460

 -  -  -  701m²  -



Property Details

Property Type	LAND
RPD	LOT 2 PS909378
Vol/Folio	12443/129
Occupancy Type	-
Dev Zone	-
LA	Hepburn
Year Built	-
Site Value	-

Sale History (up to last four sales)

5 Oct 2022	\$550,000
	Unknown
	-

Last Sale

Sale Price	\$550,000
Sale Date	05-Oct-22
Sale Method	Unknown
Days on Market	-
Listing Agency	Jellis Craig Daylesfor...
Listing Agent	-
Agent Contact	-

Property Features

No property features available

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56 Stanbridge Street Daylesford VIC 3460

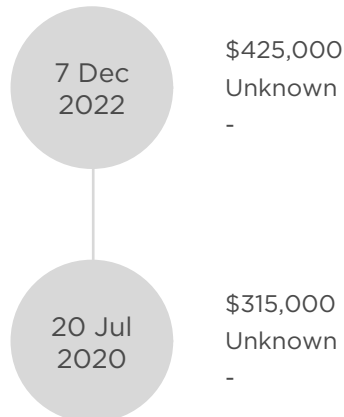
 -
  -
  -
  509m²
 -



Property Details

Property Type	LAND
RPD	LOT 1 PS838380
Vol/Folio	12241/843
Occupancy Type	-
Dev Zone	-
LA	Hepburn
Year Built	-
Site Value	-

Sale History (up to last four sales)



Last Sale

Sale Price	\$425,000
Sale Date	07-Dec-22
Sale Method	Unknown
Days on Market	-
Listing Agency	Belle Property Daylesf...
Listing Agent	-
Agent Contact	-

Property Features

No property features available

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