

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

Lot 2/4 Jamieson Street, Daylesford Vic 3460

Indicative selling price

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

Single price \$175,000

Median sale price

Median price \$244,000

Property Type Vacant land

Suburb Daylesford

Period - From 13/02/2019

to 12/02/2020

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	21a Stanhope St DAYLESFORD 3460	\$195,000	30/01/2019
2	5a Parker St DAYLESFORD 3460	\$175,000	31/07/2019
3	25a Frazer St DAYLESFORD 3460	\$153,000	10/09/2018

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:

13/02/2020 12:51

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Property Type: Land (Res)
Land Size: 287 sqm approx
Agent Comments

Indicative Selling Price
\$175,000

Median Land Price
13/02/2019 - 12/02/2020: \$244,000

Comparable Properties

21a Stanhope St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$195,000
Method: Sale
Date: 30/01/2019
Property Type: Land
Land Size: 490 sqm approx

5a Parker St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$175,000
Method: Sale
Date: 31/07/2019
Property Type: Land
Land Size: 505 sqm approx

25a Frazer St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$153,000
Method: Sale
Date: 10/09/2018
Property Type: Land
Land Size: 526 sqm approx