

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

7A Little 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)

Single price or range between \$360,000 & \$390,000

Median sale price

Median price

\$865,000

Property type

Land

Suburb

Daylesford

Period - From

30 Apr 2021

to

30 Sep 2021

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

Address of comparable property	Price	Date of sale
15 Stanley Street, Daylesford VIC 3460	\$388,000	20-July-21
24A Millar Street, Daylesford VIC 3460	\$449,000	24-Feb-21
8 Maxela Court, Daylesford VIC 3460	\$420,000	10-March-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: 4th October 2021