

# 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

11 Basin Road, Daylesford Vic 3460

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$310,000

### Median sale price

Median price \$450,000

Property Type Vacant land

Suburb Daylesford

Period - From 08/12/2022

to 07/12/2023

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 eighteen 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	11 Sixth St HEPBURN SPRINGS 3461	\$336,000	27/07/2023
2	3 Vue Ct DAYLESFORD 3460	\$300,000	02/02/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

08/12/2023 16:56



**Property Type:** Land  
**Land Size:** 507 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$310,000  
**Median Land Price**  
08/12/2022 - 07/12/2023: \$450,000

## Comparable Properties

**11 Sixth St HEPBURN SPRINGS 3461 (REI/VG)** **Agent Comments**



**Price:** \$336,000  
**Method:** Auction Sale  
**Date:** 27/07/2023  
**Property Type:** Land (Res)  
**Land Size:** 793 sqm approx

**3 Vue Ct DAYLESFORD 3460 (VG)**

**Agent Comments**



**Price:** \$300,000  
**Method:** Sale  
**Date:** 02/02/2023  
**Property Type:** Land  
**Land Size:** 460 sqm approx

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 eighteen months.

**Account - Jellis Craig** | P: 03 5329 2500 | F: 03 5329 2555