

# 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

12 Connells Gully 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 \$445,000

### Median sale price

Median price \$450,000

Property Type Vacant land

Suburb Daylesford

Period - From 12/04/2023

to 11/04/2024

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	94A Grant St DAYLESFORD 3460	\$460,000	30/03/2024
2	50A Vincent St DAYLESFORD 3460	\$450,000	11/07/2023
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:

12/04/2024 14:07

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**Indicative Selling Price**

\$445,000

**Median Land Price**

12/04/2023 - 11/04/2024: \$450,000



**Property Type:** Land (Res)

**Land Size:** 2170 sqm approx

Agent Comments

## Comparable Properties



**94A Grant St DAYLESFORD 3460 (REI)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 30/03/2024

**Property Type:** Land (Res)

**Land Size:** 1092 sqm approx

**50A Vincent St DAYLESFORD 3460 (VG)**

Agent Comments



**Price:** \$450,000

**Method:** Sale

**Date:** 11/07/2023

**Property Type:** Land

**Land Size:** 2727 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 9989 2525



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