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

2/30 Grenville Street, Daylesford Vic 3460

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|------------|
| Range betweer | \$895,000 | | & | | \$965,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$910,000 | Pro | operty Type | Hou | se | | Suburb | Daylesford |
| Period - From | 01/10/2022 | to | 30/09/2023 | | So | urce | 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.

| Add | lress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 2 Vue Ct DAYLESFORD 3460 | \$925,000 | 08/12/2022 |
| 2 | 20 East St DAYLESFORD 3460 | \$890,000 | 08/08/2023 |
| 3 | 44B Jamieson St DAYLESFORD 3460 | \$850,000 | 05/09/2023 |

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.

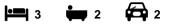
This Statement of Information was prepared on:

26/10/2023 08:36









Property Type: House **Land Size:** 444 sqm approx Agent Comments Indicative Selling Price \$895,000 - \$965,000 Median House Price Year ending September 2023: \$910,000

Comparable Properties





44B Jamieson St DAYLESFORD 3460 (REI/VG) Agent Comments



Price: \$850,000 Method: Private Sale Date: 05/09/2023 Property Type: House Land Size: 442 sqm approx

Account - Jellis Craig | P: 03 9989 2525



propertydata

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