

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 consumer.vic.gov.au/underquoting

Range between \$895,000 & \$965,000

Median sale price

Median price \$910,000 Property Type House Suburb Daylesford

Period - From 01/10/2022 to 30/09/2023 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 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	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



3 2 2

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



2 Vue Ct DAYLESFORD 3460 (REI/VG)

Agent Comments

3 2 2

Price: \$925,000
Method: Private Sale
Date: 08/12/2022
Property Type: House
Land Size: 448 sqm approx



20 East St DAYLESFORD 3460 (REI)

Agent Comments

2 2 2

Price: \$890,000
Method: Private Sale
Date: 08/08/2023
Property Type: House
Land Size: 521 sqm approx



44B Jamieson St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 2 2

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