# 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.

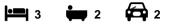
This Statement of Information was prepared on:

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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