

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality and postcode

Lots 16, 17 & 18 at 40 Smith Street, Daylesford, VIC 3460

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class

e.g. One bedroom units

	Single price		Lower price		Higher price
Vacant Land (Group A) Lot 16 & 17		or range between	\$419,000	&	\$460,900
Vacant Land (Group B) Lot 18		or range between	\$350,000	&	\$385,000
		or range between			
		or range between			

Additional entries may be included or attached as required.

House median sale price

Median price \$850,000 Suburb or locality Daylesford

Period - From 01 Jul 2023 To 30 Jun 2024 Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within five kilometers 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

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometers of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 30/07/2024