

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 2 to 4, 6 to 9, 12 to 21, 24, 25, 28 and 29 at 40 Smith Street, Daylesford 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

| | |
|---|------------|
| Vacant Land (Group A) Lot 6 | \$*239,000 |
| Vacant Land (Group B) Lots 7 - 9 | \$*275,000 |
| Vacant Land (Group C) Lots 15 and 19 | \$*325,000 |
| Vacant Land (Group D) Lot 20 | \$*330,000 |
| Vacant Land (Group E) Lot 21 | \$*349,000 |
| Vacant Land (Group F) Lots 14 and 18 | \$*365,000 |
| Vacant Land (Group G) Lots 2 - 4 and 13 | \$*375,000 |
| Vacant Land (Group H) Lot 24 | \$*385,000 |
| Vacant Land (Group I) Lot 25 | \$*390,000 |
| Vacant Land (Group J) Lots 12 and 16 | \$*395,000 |
| Vacant Land (Group K) Lot 29 | \$*418,000 |
| Vacant Land (Group L) Lot 17 | \$*425,000 |

Additional entries may be included or attached as required.

Unit median sale price

Median price \$245,000

Suburb or locality Daylesford

Period - From 20/05/2020

To 20/11/2020

Source CoreLogic

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

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

This Statement of Information was prepared on: 26/11/2020