

# 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 21, 24, 25, 27 to 29 at 40 Smith Street, Daylesford 3460

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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) Lots 10 and 11	\$*	or range between	\$*200,000	&	\$210,000
Vacant Land (Group B) Lots 5 and 6	\$*	or range between	\$*225,000	&	\$239,000
Vacant Land (Group C) Lots 7 to 9	\$*275,000	or range between	\$*	&	\$
Vacant Land (Group D) Lots 15 and 19 to 21	\$*	or range between	\$*325,000	&	\$350,000
Vacant Land (Group E) Lots 2 to 4, 12 to 14, 16, 18 and 24, 25	\$*	or range between	\$*365,000	&	\$395,000
Vacant Land (Group F) Lots 17, 27 and 29	\$*		\$*415,000		\$440,000

Additional entries may be included or attached as required.

### Unit median sale price

Median price \$245,000

Suburb or locality Daylesford

Period - From 20/11/2019

To 20/05/2020

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: 20/05/2020