

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

97 Vincent Street, Daylesford Vic 3460

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$3,350,000

Median sale price

Median price

\$872,500

Property Type

House

Suburb

Daylesford

Period - From

01/01/2024

to

31/03/2024

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	35 Perrins St DAYLESFORD 3460	\$2,920,000	25/12/2022
2	16 Leggatt St DAYLESFORD 3460	\$2,750,000	29/04/2023
3	2 West St DAYLESFORD 3460	\$2,700,000	25/06/2023

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:

07/05/2024 09:43



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Property Type: Retail

(Com)/Residential

Land Size: 1150 sqm approx

Agent Comments

Comparable Properties



35 Perrins St DAYLESFORD 3460 (REI/VG)

Agent Comments

6 7 4

Price: \$2,920,000

Method: Private Sale

Date: 25/12/2022

Property Type: House

Land Size: 10900 sqm approx



16 Leggatt St DAYLESFORD 3460 (REI/VG)

Agent Comments

9 8 2

Price: \$2,750,000

Method: Private Sale

Date: 29/04/2023

Property Type: House

Land Size: 875 sqm approx



2 West St DAYLESFORD 3460 (REI/VG)

Agent Comments

5 2 4

Price: \$2,700,000

Method: Private Sale

Date: 25/06/2023

Property Type: House

Land Size: 14700 sqm approx