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	97 Vincent Street, Daylesford Vic 3460
Including suburb or	
locality and postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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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> **Indicative Selling Price** \$3,350,000 **Median House Price** March quarter 2024: \$872,500





Property Type: Retail (Com)/Residential

Land Size: 1150 sqm approx

Agent Comments

Comparable Properties



35 Perrins St DAYLESFORD 3460 (REI/VG)

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Price: \$2,920,000 Method: Private Sale Date: 25/12/2022 Property Type: House

Land Size: 10900 sqm approx

Agent Comments



16 Leggatt St DAYLESFORD 3460 (REI/VG)







Price: \$2,750,000 Method: Private Sale Date: 29/04/2023 Property Type: House Land Size: 875 sqm approx Agent Comments



2 West St DAYLESFORD 3460 (REI/VG)





Price: \$2,700,000 Method: Private Sale Date: 25/06/2023 Property Type: House Land Size: 14700 sqm approx Agent Comments

Account - Atria Real Estate





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