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	115-117 Vincent Street, Daylesford Vic 3460

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $930,000 Property Type House Suburb Daylesford

Period - From 01/04/2021 to 30/06/2021 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 eighteen 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	115 Vincent St DAYLESFORD 3460		10/09/1976
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 16/09/2021 10:56

115-117 Vincent Street, Daylesford Vic 3460

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3 2 1

Property Type: Other (Bus - Food)
Land Size: 635 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2021: $930,000

Comparable Properties

115 Vincent St DAYLESFORD 3460 (VG)

2 - -

Agent Comments

Price:
Method: Sale
Date: 10/09/1976
Property Type: Shop
Land Size: 635 sqm approx

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 eighteen months.

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