

# 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

131 Vincent Street, Daylesford Vic 3460

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$890,000

### Median sale price

Median price

\$865,000

Property Type

House

Suburb

Daylesford

Period - From

01/07/2020

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 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	19 Queensberry St DAYLESFORD 3460	\$850,000	27/05/2021
2	27 Stanley St DAYLESFORD 3460	\$930,000	26/04/2021
3	9 Queensberry St DAYLESFORD 3460	\$845,000	04/03/2021

**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:

16/07/2021 13:05

131 Vincent Street, Daylesford Vic 3460

Annette Leary  
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**Indicative Selling Price**  
\$890,000

**Median House Price**  
Year ending June 2021: \$865,000



3+ 1 6

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 973 sqm approx  
**Agent Comments**

## Comparable Properties



**19 Queensberry St DAYLESFORD 3460 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 27/05/2021  
**Property Type:** House  
**Land Size:** 1010 sqm approx



**27 Stanley St DAYLESFORD 3460 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 26/04/2021  
**Property Type:** House  
**Land Size:** 1012 sqm approx



**9 Queensberry St DAYLESFORD 3460 (REI/VG)** **Agent Comments**

3 3 2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 04/03/2021  
**Property Type:** House  
**Land Size:** 1197 sqm approx

**Account - Belle Property Daylesford | P: +61 3 5348 1700**