

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

\$2,950,000

Median sale price

Median price

\$825,000

Property Type

House

Suburb

Daylesford

Period - From

09/03/2024

to

08/03/2025

Source

Property Data

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		
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:

09/03/2025 16:39

97 Vincent Street, Daylesford Vic 3460



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Indicative Selling Price
\$2,950,000

Median House Price
09/03/2024 - 08/03/2025: \$825,000



5 4 3

Property Type: Retail (Com)
Land Size: 1150 sqm approx

Agent Comments

Two commercial tenancies One/Two single level residential dwellings

Comparable Properties

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.

Account - Atria Real Estate



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