

### 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 andpostcode

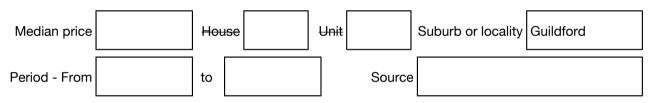
1 Newstead-guildford Road, Guildford Vic 3451

#### Indicative selling price

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

Single price \$309,000

#### Median sale price\*



#### 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	10 Ballarat St GUILDFORD 3451	\$343,000	09/02/2017
2	4 Neill St GUILDFORD 3451	\$320,000	07/09/2016
3	3 Ball And Welch La VAUGHAN 3451	\$185,000	02/03/2017

#### 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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Hobby Farm < 20 ha (Rur) Land Size: 4661 sqm approx Agent Comments Indicative Selling Price \$309,000 No median price available

## **Comparable Properties**

	10 Ballarat St GUILDFORD 3451 (REI/VG)	Agent Comments
·····································	Price: \$343,000 Method: Private Sale	
Dente 1	Date: 09/02/2017	
100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100	Rooms: 5 Property Type: House	
	Land Size: 2679 sqm approx	
	4 Neill St GUILDFORD 3451 (REI/VG)	Agent Comments
	2 1 2	
	Price: \$320,000	-
	Method: Private Sale	
	Date: 07/09/2016	
H	Rooms: 3 Property Type: House	
	Land Size: 4046 sqm approx	
	3 Ball And Welch La VAUGHAN 3451 (REI/VG)	Agent Comments
		Agent Comments
		_
	Price: \$185,000	
S States	Method: Private Sale	
The Martin .	Date: 02/03/2017	

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propertydata

Rooms: 2

Property Type: House Land Size: 1720 sqm approx

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