

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

11 Stevens Road, Green Gully Vic 3462

Indicative selling price

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

Single price \$495,000

Median sale price*

Median price

Property Type

Suburb

Green Gully

Period - From

to

Source

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	36-38 Fryers St GUILDFORD 3451	\$485,000	20/12/2022
2	801 Maldon newstead Rd MALDON 3463	\$440,000	03/03/2023
3	19a Franzl St GUILDFORD 3451	\$415,000	21/11/2022

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:

26/05/2023 08:44

* 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.



Property Type:
Agent Comments

Indicative Selling Price
\$495,000
No median price available

Comparable Properties



36-38 Fryers St GUILDFORD 3451 (REI)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 20/12/2022
Property Type: House
Land Size: 913 sqm approx



801 Maldon newstead Rd MALDON 3463 (REI)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 03/03/2023
Property Type: Land
Land Size: 81013 sqm approx

19a Franzi St GUILDFORD 3451 (VG)

Agent Comments



Price: \$415,000
Method: Sale
Date: 21/11/2022
Property Type: Hobby Farm < 20 ha
Land Size: 7182 sqm approx