

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

8 Little Fryers Street, Guildford Vic 3451

Indicative selling price

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

Single price \$549,000

Median sale price

Median price \$860,000

Property Type House

Suburb Guildford

Period - From 22/11/2023

to 21/11/2024

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	20 Donkey Gully Rd CAMPBELLS CREEK 3451	\$530,000	16/06/2023
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:

22/11/2024 16:31



Property Type: House
Land Size: 2355 sqm approx
Agent Comments

Indicative Selling Price
\$549,000

Median House Price
22/11/2023 - 21/11/2024: \$860,000

Comparable Properties



20 Donkey Gully Rd CAMPBELLS CREEK 3451 (REI/VG) **Agent Comments**



Price: \$530,000
Method: Private Sale
Date: 16/06/2023
Property Type: House
Land Size: 4046.86 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.