

# 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

5 Templeton Street, Guildford Vic 3451

### Indicative selling price

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

Single price \$345,000

### Median sale price

Median price \$860,000

Property Type House

Suburb Guildford

Period - From 26/11/2023

to 25/11/2024

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	18 Davis St GUILDFORD 3451	\$345,000	16/09/2024
2	38 Yapeen School La YAPEEN 3451	\$385,000	30/01/2024
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:

26/11/2024 12:02



**Property Type:** House  
**Land Size:** 3159 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$345,000  
**Median House Price**  
26/11/2023 - 25/11/2024: \$860,000

## Comparable Properties



**18 Davis St GUILDFORD 3451 (REI)**

[Agent Comments](#)



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 16/09/2024  
**Property Type:** Land  
**Land Size:** 3074 sqm approx

**38 Yapeen School La YAPEEN 3451 (VG)**

[Agent Comments](#)



**Price:** \$385,000  
**Method:** Sale  
**Date:** 30/01/2024  
**Property Type:** Land  
**Land Size:** 3724 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.

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