# Statement of Information Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Including suburb or locality and postcode

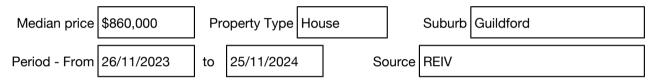
Address 5 Templeton Street, Guildford Vic 3451

# Indicative selling price

of the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this	price	see consumer.vic.gov.au/underquoting	
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Single price \$345,000

#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress 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**<sup>\*</sup> 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





Agent Comments

Agent Comments

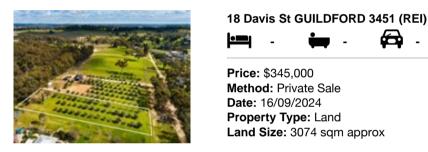




Property Type: House Land Size: 3159 sqm approx Agent Comments

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

# **Comparable Properties**



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)



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



propertydata

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