### 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	16 Templeton Street, Guildford Vic 3451
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$695,000

#### Median sale price

Median price	\$860,000	Pro	perty Type	House		Suburb	Guildford
Period - From	08/11/2023	to	07/11/2024		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1 Donkey Gully Rd CAMPBELLS CREEK 3451	\$660,000	26/07/2024
2	94 Vaughan Springs Rd YAPEEN 3451	\$690,000	01/09/2023
3	6 Little Fryers St GUILDFORD 3451	\$652,000	07/08/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	08/11/2024 14:08









Property Type: House Land Size: 2878 sqm approx

Agent Comments

**Indicative Selling Price** \$695,000 **Median House Price** 08/11/2023 - 07/11/2024: \$860,000

## Comparable Properties



1 Donkey Gully Rd CAMPBELLS CREEK 3451 (REI)

Price: \$660,000 Method: Private Sale Date: 26/07/2024 Property Type: House Land Size: 3084 sqm approx **Agent Comments** 



94 Vaughan Springs Rd YAPEEN 3451 (REI/VG)



Agent Comments

Price: \$690.000 Method: Private Sale Date: 01/09/2023 Property Type: House Land Size: 1916 sqm approx



6 Little Fryers St GUILDFORD 3451 (REI)

Price: \$652,000 Method: Private Sale Date: 07/08/2023

Property Type: House (Res) Land Size: 2000 sqm approx Agent Comments

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





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