

# 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

16 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 \$695,000

### Median sale price

Median price \$860,000

Property 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	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 comparable properties 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



 3  1  3

**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)**

Agent Comments

 3  1  1

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



**94 Vaughan Springs Rd YAPEEN 3451 (REI/VG)**

Agent Comments

 3  2  4

**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)**

Agent Comments

 3  1  2

**Price:** \$652,000  
**Method:** Private Sale  
**Date:** 07/08/2023  
**Property Type:** House (Res)  
**Land Size:** 2000 sqm approx