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		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Single price \$165,000		
Median sale price*		
Median price Property Type Subu	urb Guildford	
Period - From to Source		
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 26 Webbs Rd CAMPBELLS CREEK 3451	\$175,000	17/01/2019
2 28 Webbs Rd CAMPBELLS CREEK 3451	\$169,500	23/10/2018
3 27 Fryers St GUILDFORD 3451	\$165,000	18/02/2019

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.

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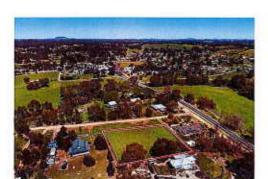


^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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> Indicative Selling Price \$165,000 No median price available





Property Type: Land Land Size: 2190 sqm approx

Agent Comments

Comparable Properties



26 Webbs Rd CAMPBELLS CREEK 3451

(REI/VG)

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Price: \$175,000 Method: Private Sale Date: 17/01/2019 Property Type: Land

Land Size: 2000 sqm approx

Agent Comments

28 Webbs Rd CAMPBELLS CREEK 3451 (VG)







Price: \$169,500 Method: Sale Date: 23/10/2018 Property Type: Land Land Size: 1569 sqm approx

27 Fryers St GUILDFORD 3451 (VG)





Agent Comments

Agent Comments

Price: \$165,000 Method: Sale Date: 18/02/2019 Property Type: Land

Land Size: 2096 sqm approx

Account - Belle Property Daylesford | P: +61 3 5348 1700



