

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

7164 Midland Highway, Guildford Vic 3451

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$485,000

Property Type House

Suburb Guildford

Period - From 14/02/2022

to 13/02/2023

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	94 Vaughan Springs Rd YAPEEN 3451	\$723,000	03/03/2022
2	35 Greville St VAUGHAN 3451	\$701,335	30/08/2021
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:

14/02/2023 16:26



Property Type: House
Land Size: 40000 sqm approx
Agent Comments

Indicative Selling Price
\$750,000

Median House Price
14/02/2022 - 13/02/2023: \$485,000

Comparable Properties



94 Vaughan Springs Rd YAPEEN 3451 (REI/VG)

Agent Comments



Price: \$723,000
Method: Private Sale
Date: 03/03/2022
Property Type: House
Land Size: 1916 sqm approx



35 Greville St VAUGHAN 3451 (REI/VG)

Agent Comments



Price: \$701,335
Method: Private Sale
Date: 30/08/2021
Property Type: House
Land Size: 2800 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.