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	15 Franzi Street, Guildford Vic 3451		
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Single price \$560,000			
Median sale price*			
Median price	Property Type Subu	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 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 42 Fryers St GUILDFORD 3451		\$525,000	30/09/2020
2			
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:		02/03/2021 13:21	
* 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** \$560,000 No median price available



Property Type: Land Land Size: 2212 sqm approx

Agent Comments

Comparable Properties



42 Fryers St GUILDFORD 3451 (REI/VG)

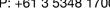
Price: \$525,000 Method: Private Sale

Date: 30/09/2020 Rooms: 5

Property Type: House Land Size: 2000 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 - Belle Property Daylesford | P: +61 3 5348 1700







Agent Comments