

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

94 Vaughan Springs Road, Yapeen Vic 3451

Indicative selling price

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

Single price

\$739,000

Median sale price*

Median price

Property Type

Suburb

Yapeen

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	7164 Midland Hwy GUILDFORD 3451	\$710,000	17/03/2023
2	1 Ball And Welch La VAUGHAN 3451	\$675,000	10/06/2022
3	1 Newstead Guildford Rd GUILDFORD 3451	\$670,000	09/09/2022

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:

24/05/2023 15:46

* 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.



3 2 6

Property Type: House
Land Size: 1916 sqm approx
Agent Comments

Indicative Selling Price
\$739,000
No median price available

Comparable Properties



7164 Midland Hwy GUILDFORD 3451 (REI/VG) **Agent Comments**

4 1 5

Price: \$710,000
Method: Private Sale
Date: 17/03/2023
Property Type: House
Land Size: 40000 sqm approx



1 Ball And Welch La VAUGHAN 3451 (REI/VG) **Agent Comments**

2 1 2

Price: \$675,000
Method: Private Sale
Date: 10/06/2022
Property Type: House
Land Size: 1451 sqm approx



1 Newstead Guildford Rd GUILDFORD 3451 (REI/VG) **Agent Comments**

3 1 4

Price: \$670,000
Method: Private Sale
Date: 09/09/2022
Property Type: House
Land Size: 4705 sqm approx