

WE DELIVER RESULTS

STATEMENT OF INFORMATION

31 FRYERS STREET, GUILDFORD, VIC 3451

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 FRYERS STREET, GUILDFORD, VIC

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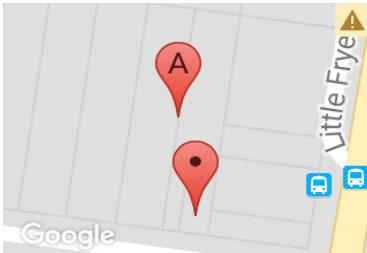
Indicative Selling Price

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

Single Price: **\$560,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



GUILDFORD, VIC, 3451

Suburb Median Sale Price (House)

\$678,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



29 FRYERS ST, GUILDFORD, VIC 3451

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Sale Price

\$630,000

Sale Date: 23/03/2017

Distance from Property: 45m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale


Address Including suburb and postcode	31 FRYERS STREET, GUILDFORD, VIC 3451
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Indicative selling price

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

Single Price:	\$560,000
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Median sale price

Median price	\$678,500	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	GUILDFORD
Period	01 April 2017 to 31 March 2018		Source				

Comparable property sales

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.

Address of comparable property	Price	Date of sale
29 FRYERS ST, GUILDFORD, VIC 3451	\$630,000	23/03/2017