

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

16 Templeton Street, Guildford Vic 3451

Indicative selling price

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

Single price \$675,000

Median sale price

Median price \$860,000

Property Type House

Suburb Guildford

Period - From 03/02/2024

to 02/02/2025

Source Property Data

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	5 Fletcher St GUILDFORD 3451	\$675,000	04/09/2024
2	1 Templeton St GUILDFORD 3451	\$710,000	17/08/2024
3	19b Franzi St GUILDFORD 3451	\$650,000	13/12/2023

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:

03/02/2025 16:57



 3
  1
  3

Property Type: House
Land Size: 2878 sqm approx
 Agent Comments

Indicative Selling Price
 \$675,000

Median House Price
 03/02/2024 - 02/02/2025: \$860,000

Comparable Properties



5 Fletcher St GUILDFORD 3451 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$675,000
Method: Private Sale
Date: 04/09/2024
Property Type: House
Land Size: 368 sqm approx



1 Templeton St GUILDFORD 3451 (VG)

Agent Comments

 4
  -
  -

Price: \$710,000
Method: Sale
Date: 17/08/2024
Property Type: Retail (Com)
Land Size: 2024 sqm approx



19b Franzl St GUILDFORD 3451 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$650,000
Method: Private Sale
Date: 13/12/2023
Property Type: House
Land Size: 5048 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172