

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

5 Templeton Street, Guildford Vic 3451

Indicative selling price

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

Single price

\$345,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Guildford

Period - From

26/11/2023

to

25/11/2024

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	18 Davis St GUILDFORD 3451	\$345,000	16/09/2024
2	38 Yapeen School La YAPEEN 3451	\$385,000	30/01/2024
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:

26/11/2024 12:02



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Property Type: House
Land Size: 3159 sqm approx
Agent Comments

Indicative Selling Price
\$345,000
Median House Price
26/11/2023 - 25/11/2024: \$860,000

Comparable Properties



18 Davis St GUILDFORD 3451 (REI)

Agent Comments

- - -

Price: \$345,000
Method: Private Sale
Date: 16/09/2024
Property Type: Land
Land Size: 3074 sqm approx

38 Yapeen School La YAPEEN 3451 (VG)

Agent Comments

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Price: \$385,000
Method: Sale
Date: 30/01/2024
Property Type: Land
Land Size: 3724 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.