

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

### Median sale price\*

Median price  Property Type  Suburb

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 | 29 Burgoyne St VAUGHAN 3451     | \$720,000 | 15/11/2023   |
| 2 | 7164 Midland Hwy GUILDFORD 3451 | \$710,000 | 17/03/2023   |
| 3 | 19b Franz 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:

\* 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.



2 1 1

**Rooms:** 3  
**Property Type:** House  
**Land Size:** 365 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$675,000  
**No median price available**

## Comparable Properties



**29 Burgoyne St VAUGHAN 3451 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 15/11/2023  
**Property Type:** House  
**Land Size:** 872 sqm approx



**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



**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