

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

42 Fryers Street, Guildford Vic 3451

Indicative selling price

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

Single price \$539,000

Median sale price

Median price \$403,500

Property Type House

Suburb Guildford

Period - From 11/03/2019

to 10/03/2020

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 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	9 Lawrence Park Dr CASTLEMAINE 3450	\$580,000	19/07/2019
2	44 Vaughan Springs Rd YAPEEN 3451	\$566,000	02/08/2019
3	94 Vaughan Springs Rd YAPEEN 3451	\$435,000	27/05/2019

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:

11/03/2020 16:08



3 1 2

Rooms: 4
Property Type: House
Land Size: 2000 sqm approx
 Agent Comments

Indicative Selling Price
 \$539,000
Median House Price
 11/03/2019 - 10/03/2020: \$403,500

Comparable Properties



9 Lawrence Park Dr CASTLEMAINE 3450
 (REI/VG)

Agent Comments

3 2 2

Price: \$580,000
Method: Private Sale
Date: 19/07/2019
Rooms: 7
Property Type: House
Land Size: 1109 sqm approx



44 Vaughan Springs Rd YAPEEN 3451
 (REI/VG)

Agent Comments

4 2 2

Price: \$566,000
Method: Private Sale
Date: 02/08/2019
Rooms: 6
Property Type: House
Land Size: 3600 sqm approx



94 Vaughan Springs Rd YAPEEN 3451
 (REI/VG)

Agent Comments

3 2 3

Price: \$435,000
Method: Private Sale
Date: 27/05/2019
Property Type: House
Land Size: 2000 sqm approx