Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 05 / 11/ 2026

Property offered for sale

Address
Including suburb and postcode: UNIT 1 – 14 MCGUINNESS STREET EUROA

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
UNIT	2	1	1	125.89M2	264M2

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Range between $ 670,000 & $ 690,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price $670,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $350,000 Property type UNIT Suburb EUROA

Period: from OCTOBER 2025 to OCTOBER 2026 Source Realestate.com.au

Comparable property sales

Reason there are fewer than three comparable properties

X **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

IN THE PAST 18 MONTHS THERE HAS BEEN NO COMPARABLE UNITS SOLD, THIS UNIT IS LARGER THAN OTHER UNITS, BRAND NEW, HIGH END FINSIHES NOT SEEN IN OTHER UNITS IN EUROA, AND IN A VERY CHOICE LOCATION TO MAIN SHOPPING AREA.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$_____
Unconditional sale date	_____/_____/_____