

# 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

35 Greville Street, Vaughan Vic 3451

### Indicative selling price

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

Range between

\$595,000

&

\$650,000

### Median sale price\*

Median price

Property Type

Suburb

Vaughan

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 | 6 Church St FRYERSTOWN 3451        | \$655,000 | 13/07/2021   |
| 2 | 10 Cornish La VAUGHAN 3451         | \$650,000 | 25/06/2020   |
| 3 | 142 Vaughan Springs Rd YAPEEN 3451 | \$660,000 | 25/05/2020   |

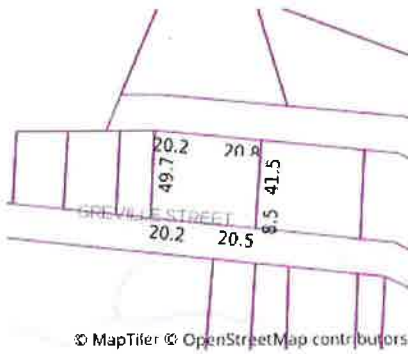
**OR**

~~**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:

14/07/2021 13:57

\* 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.



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 3040 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$595,000 - \$650,000  
**No median price available**

## Comparable Properties



**6 Church St FRYERSTOWN 3451 (REI)**

**Agent Comments**



**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 13/07/2021  
**Property Type:** House  
**Land Size:** 39800 sqm approx



**10 Cornish La VAUGHAN 3451 (REI/VG)**

**Agent Comments**



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 25/06/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1752 sqm approx



**142 Vaughan Springs Rd YAPEEN 3451 (REI/VG)**

**Agent Comments**



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 25/05/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 4046 sqm approx