

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	7164 Midland Highway, Guildford Vic 3451
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Indicative selling price

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

Single price	\$525,000
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Median sale price*

Median price	<input type="text"/>	House	<input type="text"/>	Unit	<input type="text"/>	Suburb or locality	Guildford
Period - From	<input type="text"/>	to	<input type="text"/>	Source	<input type="text"/>		

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	194 Donkey Gully Rd YAPEEN 3451	\$570,000	20/03/2018
2	215 Shicer Gully Rd GUILDFORD 3451	\$475,000	12/12/2017
3	2140 Porcupine Ridge Rd VAUGHAN 3451	\$460,000	31/10/2017

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.~~

* 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.



Indicative Selling Price
\$525,000
No median price available

Rooms:
Property Type: Hobby Farm < 20
ha (Rur)
Land Size: 40550 sqm approx
Agent Comments



Comparable Properties



194 Donkey Gully Rd YAPEEN 3451 (REI/VG) **Agent Comments**



Price: \$570,000
Method: Private Sale
Date: 20/03/2018
Rooms: 6
Property Type: House
Land Size: 4046 sqm approx

215 Shicer Gully Rd GUILDFORD 3451 (VG) **Agent Comments**



Price: \$475,000
Method: Sale
Date: 12/12/2017
Rooms: -
Property Type: Mixed Farming (Rur)
Land Size: 8010000 sqm approx

2140 Porcupine Ridge Rd VAUGHAN 3451 (VG) **Agent Comments**



Price: \$460,000
Method: Sale
Date: 31/10/2017
Rooms: -
Property Type: Mixed Farming (Rur)
Land Size: 221400 sqm approx