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	29 Burgoyne Street, Vaughan Vic 3451

Indicative selling price

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

Single price $750,000

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	2 Cornish La VAUGHAN 3451	$841,000	22/11/2022
2	1 Ball And Welch La VAUGHAN 3451	$675,000	10/06/2022
3	27 Burgoyne St VAUGHAN 3451	$565,000	07/09/2022

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: 04/10/2023 09:52

* 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

Property Type: House (Previously Occupied - Detached)
Land Size: 872 sqm approx

Agent Comments

Indicative Selling Price
$750,000
No median price available

Comparable Properties



2 Cornish La VAUGHAN 3451 (REI)

2 1 3

Price: $841,000
Method:
Date: 22/11/2022
Property Type: House

Agent Comments

Land area: 4927sqm



1 Ball And Welch La VAUGHAN 3451 (REI/VG)

2 1 2

Price: $675,000
Method: Private Sale
Date: 10/06/2022
Property Type: House
Land Size: 1451 sqm approx

Agent Comments



27 Burgoyne St VAUGHAN 3451 (REI/VG)

2 1 5

Price: $565,000
Method: Private Sale
Date: 07/09/2022
Property Type: House
Land Size: 2129 sqm approx

Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

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