

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

02/10/2026

Property offered for sale

Address
Including suburb and
postcode

1 Goudie Street, Speed, Vic 3488

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)
HOUSE	N/A	1	0	N/A	2261

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.

Single price

\$79,000

or

Range between

&

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

\$79,000

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

\$

Property type

Suburb

Period: from

to

Source

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties



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:

[Insert N/A if there were three comparable properties]

1 Goudie Street, Speed, is a four-bedroom brick veneer home on approximately 2,246m². The dwelling requires restumping and further renovation, with an original kitchen, older shedding and double carport. Its repair requirements are a significant consideration when comparing it with other residential sales.

The recent sales reviewed provide limited evidence of homes with a similar combination of construction, accommodation, land size and condition. The subject's restumping requirements introduce additional expenditure and uncertainty that must be considered when assessing sales of more finished properties.

6 Carter Street sold for \$165,000 in August 2025. It provides relevant local evidence as a four-bedroom home, but

occupies a smaller allotment of approximately 1,246m² and includes solar power. Its advertised description does not identify equivalent restumping requirements. These differences require allowances when comparing it with the subject.

5–7 & 9 Goudie Street sold for \$225,500 in August 2026. This three-bedroom property had undergone substantial improvements, including a new bathroom, paintwork and flooring. Its approximately 4,154m² holding comprises two titles, including a separate vacant parcel, making its landholding and renovation status materially different.

15 Main Street sold for \$122,790 in December 2025. It is a former school converted to residential accommodation on approximately 5,894m². Its unusual building configuration, larger site and former school improvements limit its direct comparability with a conventional four-bedroom home.

The evidence reviewed therefore offers few close comparisons to the subject's particular condition and landholding. Any selected sales require careful allowances for repair costs, improvements, accommodation and land size. The limited comparability reflects these specific differences rather than an absence of recent sales in Speed.

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	____ / ____ / ____