

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

6 Webster Street, Fryerstown Vic 3451

Indicative selling price

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

Single price

Median sale price*

Median price House Unit Suburb or locality
 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 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	39 Hoopers Rd CHEWTON 3451	\$1,035,000	23/10/2018
2	51 Cemetery Rd ELPHINSTONE 3448	\$865,000	09/08/2018
3	7 Faraday St TARADALE 3447	\$805,000	12/10/2018

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.



2 1 2

Rooms: 4
Property Type: House
Land Size: 9359 sqm approx
Agent Comments

Indicative Selling Price
\$980,000
No median price available

Comparable Properties



39 Hoopers Rd CHEWTON 3451 (REI)

Agent Comments

3 2 2

Price: \$1,035,000
Method: Private Sale
Date: 23/10/2018
Rooms: 5
Property Type: House
Land Size: 10000 sqm approx



51 Cemetery Rd ELPHINSTONE 3448 (REI)

Agent Comments

5 2 6

Price: \$865,000
Method: Private Sale
Date: 09/08/2018
Rooms: 8
Property Type: House



7 Faraday St TARADALE 3447 (REI)

Agent Comments

3 1 2

Price: \$805,000
Method: Private Sale
Date: 12/10/2018
Rooms: 4
Property Type: House
Land Size: 5463 sqm approx