# 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

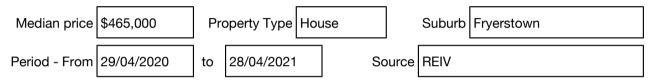
11 Heron Street, Fryerstown Vic 3451

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underqu	oting
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Single price \$750,000

#### Median sale price



## 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.

Add	Address of comparable property		Date of sale
1	90 Whitehorse Gully Rd CHEWTON 3451	\$775,000	30/11/2020
2	118 Fryers Rd CHEWTON 3451	\$740,100	18/03/2021
3	44 Old Coach Rd FRYERSTOWN 3451	\$695,000	25/06/2020

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:

29/04/2021 14:50









Property Type: House Land Size: 5740 sqm approx Agent Comments

**Indicative Selling Price** \$750,000 **Median House Price** 29/04/2020 - 28/04/2021: \$465,000

# **Comparable Properties**

90 Whitehorse Gully Rd CHEWTON 3451 (REI/VG) I 3 I 2	Agent Comments
Price: \$775,000 Method: Private Sale Date: 30/11/2020 Property Type: House Land Size: 7436 sqm approx	
118 Fryers Rd CHEWTON 3451 (REI/VG)322Price: \$740,100Method: Private SaleDate: 18/03/2021Property Type: HouseLand Size: 530 sqm approx	Agent Comments
44 Old Coach Rd FRYERSTOWN 3451 (VG)	Agent Comments



Price: \$695,000

Method: Sale Date: 25/06/2020 Property Type: House (Res)

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.