

# 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/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$750,000

### Median sale price

Median price

\$465,000

Property Type

House

Suburb

Fryerstown

Period - From

29/04/2020

to

28/04/2021

Source

REIV

### 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	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



 2  2 

**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)**

**Agent Comments**

 3  1  2

**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)**

**Agent Comments**

 3  2  2

**Price:** \$740,100  
**Method:** Private Sale  
**Date:** 18/03/2021  
**Property Type:** House  
**Land Size:** 530 sqm approx



**44 Old Coach Rd FRYERSTOWN 3451 (VG)**

**Agent Comments**

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**Price:** \$695,000  
**Method:** Sale  
**Date:** 25/06/2020  
**Property Type:** House (Res)