

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 Reynolds Street, Fryerstown Vic 3451

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$255,000

&

\$275,000

Median sale price

Median price

House

Unit

Suburb or locality

Fryerstown

Period - From

to

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 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	120 Davy St TARADALE 3447	\$350,000	08/09/2017
2	781 Vaughan Chewton Rd IRISHTOWN 3451	\$325,000	24/04/2017
3	8 Roderick St TARADALE 3447	\$280,000	23/03/2017

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$255,000 - \$275,000

Comparable Properties



120 Davy St TARADALE 3447 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 08/09/2017
Rooms: 5
Property Type: House
Land Size: 6819 sqm approx



781 Vaughan Chewton Rd IRISHTOWN 3451 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 24/04/2017
Rooms: 5
Property Type: House
Land Size: 8100 sqm approx



8 Roderick St TARADALE 3447 (REI/VG)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 23/03/2017
Rooms: 3
Property Type: House
Land Size: 1012 sqm approx