

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

63-65 Littlewood Drive, Fyansford Vic 3218

Indicative selling price

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

Range between \$1,040,000 & \$1,140,000

Median sale price

Median price \$920,000 Property Type House Suburb Fyansford

Period - From 29/06/2021 to 28/06/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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 | | |
| 2 | | |
| 3 | | |

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 29/06/2022 13:31

Joe Grgic
5278 7011
0438 328 728
joe.grgic@harcourts.com.au

Indicative Selling Price
\$1,040,000 - \$1,140,000

Median House Price
29/06/2021 - 28/06/2022: \$920,000



4 bedrooms - 1 bathroom

Property Type:
House
Land Size: 426 sqm approx
Agent Comments

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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