Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 44 Old Coach Road, Fryerstown Vic 3451

Indicative selling price

For the meaning of this		

Single price \$649,000

Median sale price

Median price	\$425,000	Pro	perty Type Hou	ISE	Su	uburb	Fryerstown
Period - From	20/11/2018	to	19/11/2019	Sou	rce RE	EIV	

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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 five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

20/11/2019 11:13









Rooms: 3 Property Type: Land Land Size: 45 acres sqm approx Agent Comments Indicative Selling Price \$649,000 Median House Price 20/11/2018 - 19/11/2019: \$425,000

Comparable Properties

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.

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.