

STATEMENT OF INFORMATION

8-10 ZENITH CIRCUIT, FYANSFORD, VIC 3218

PREPARED BY RACHAEL TAYLOR, HAYESWINCKLE, PHONE: 0411429186



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Harcourts Property Inspection Policy

Harcourts are following all government recommendations so that we can continue to provide vital support to our clients and the community, whilst keeping people safe during Covid-19.

PLEASE CALL TO ARRANGE A PRIVATE ONE ON ONE INSPECTION OR A VIRTUAL TOUR WITH OUR AGENT

Please DO NOT attend a property inspection or appointment if you:

- Are feeling unwell or have any symptoms of Covid-19
- Have been in contact with a confirmed case of Covid-19
- Have had a Covid-19 test and are awaiting a result
- Are required to self-isolate or are in a quarantine period
- Are from a restricted area (Melbourne or Mitchell Shire)

Please DO ENSURE you:

- Bring photo ID to the inspection
- Sanitise and maintain social distancing practices
- Refrain from touching surfaces and fixtures
- Wear a mask. Entry without a facemask is prohibited

We thank you for your co-operation and understanding.
Please don't hesitate to speak with our team if you have any further questions.

8-10 ZENITH CIRCUIT, FYANSFORD, VIC



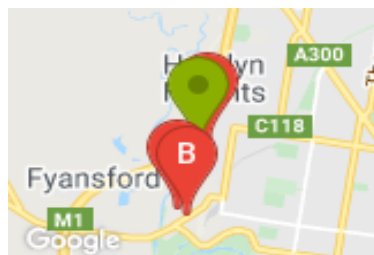
Indicative Selling Price

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

Price Range: \$520,000 to \$580,000

Provided by: Rachael Taylor, Hayeswinckle

MEDIAN SALE PRICE



FYANSFORD, VIC, 3218

Suburb Median Sale Price (Vacant Land)

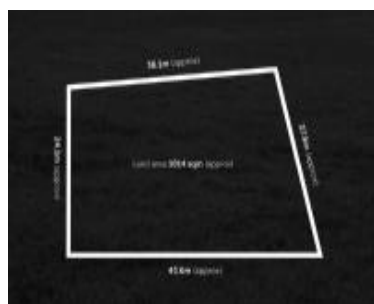
\$412,500

01 October 2020 to 30 September 2021

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



136 MONIER WAY, FYANSFORD, VIC 3218



Sale Price

***\$511,000**

Sale Date: 20/09/2021

Distance from Property: 134m



3 CASEY BVD, FYANSFORD, VIC 3218



Sale Price

\$537,000

Sale Date: 18/03/2021

Distance from Property: 997m



21 LITTLEWOOD DR, FYANSFORD, VIC 3218



Sale Price

\$500,000

Sale Date: 05/07/2021

Distance from Property: 941m



This report has been compiled on 15/10/2021 by Hayeswinckle. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

8-10 ZENITH CIRCUIT, FYANSFORD, VIC 3218

Indicative selling price

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

Price Range:

\$520,000 to \$580,000

Median sale price

Median price

\$412,500

Property type

Vacant Land

Suburb

FYANSFORD

Period

01 October 2020 to 30 September 2021

Source

pricfinder

Comparable property sales

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

136 MONIER WAY, FYANSFORD, VIC 3218	*\$511,000	20/09/2021
3 CASEY BVD, FYANSFORD, VIC 3218	\$537,000	18/03/2021
21 LITTLEWOOD DR, FYANSFORD, VIC 3218	\$500,000	05/07/2021

This Statement of Information was prepared on:

15/10/2021