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 3101 Harmony Way, Faraday Vic 3451								
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$1,100,000 & \$1,200,000									
Median sale price*									
Median price F		Pr	operty Type		Su	uburb	Faraday		
Period - From to		to		So	ource				
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						Pr	ice	Date of sale	
1	409 White Gum Trk FRYERSTOWN 3451						,110,000	29/11/2024	
2	580 Pyrenees Hwy CHEWTON 3451					\$1	,200,000	13/11/2024	
3	22 Douglas La HARCOURT 3453					\$1	,250,000	06/08/2024	
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:					: [29/04/2025 08:37		



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











Property Type: House

Land Size: 68796.62 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 No median price available

Comparable Properties



409 White Gum Trk FRYERSTOWN 3451 (REI/VG)







Price: \$1,110,000 Method: Private Sale Date: 29/11/2024 Property Type: House

Land Size: 13354.64 sqm approx

Agent Comments



580 Pyrenees Hwy CHEWTON 3451 (REI/VG)







Price: \$1,200,000 Method: Private Sale Date: 13/11/2024 Property Type: House

Land Size: 22700 sqm approx

Agent Comments



22 Douglas La HARCOURT 3453 (REI/VG)





Price: \$1,250,000 Method: Private Sale Date: 06/08/2024 Property Type: House

Land Size: 40468.60 sqm approx

Agent Comments

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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