

# 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

44 Littlewood Drive, Fyansford Vic 3218

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$839,000 & \$890,000

### Median sale price

Median price \$985,000 Property Type House Suburb Fyansford

Period - From 05/08/2021 to 04/08/2022 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 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
1	62 Clarkes Road FYANSFORD 3218	\$860,000	05/05/2022
2	8 Alira Way FYANSFORD 3218	\$875,000	24/08/2021
3	48 Salisbury Cirt FYANSFORD 3218	\$815,000	04/08/2021

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:

05/08/2022 13:17

44 Littlewood Drive, Fyansford Vic 3218

# Harcourts

Shane King

5278 7011

0411 141 463

shane.king@harcourts.com.au

**Indicative Selling Price**

**\$839,000 - \$890,000**  
**Median House Price**



4 2 2

**Property Type:** House

**Land Size:** 392 sqm approx

Agent Comments

## Comparable Properties



**62 Clarkes Road FYANSFORD 3218 (REI)**

Agent Comments

4 2 4

**Price:** \$860,000

**Method:** Private Sale

**Date:** 05/05/2022

**Property Type:** House

**Land Size:** 419 sqm approx



**8 Alira Way FYANSFORD 3218 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$875,000

**Method:** Private Sale

**Date:** 24/08/2021

**Property Type:** House

**Land Size:** 448 sqm approx

**48 Salisbury Cirt FYANSFORD 3218 (VG)**

Agent Comments

4 - -

**Price:** \$815,000

**Method:** Sale

**Date:** 04/08/2021

**Property Type:** House (Res)

**Land Size:** 416 sqm approx

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



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