

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

11 Knowles St, Fyansford Vic 3218

Indicative selling price

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

Range between \$349,000 & \$380,000

Median sale price

Median price \$400,000 Property Type Vacant land Suburb Fyansford

Period - From 28/09/2020 to 27/09/2021 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	9 Escarpment Dr FYANSFORD 3218	\$420,000	23/04/2021
2	91 Clarkes Rd FYANSFORD 3218	\$400,000	17/05/2021
3	95 Clarkes Rd FYANSFORD 3218	\$320,000	21/10/2020

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:

28/09/2021 00:44



Property Type: Land

Land Size: 335 sqm approx

Agent Comments

Comparable Properties

9 Escarpment Dr FYANSFORD 3218 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 23/04/2021

Property Type: Land

Land Size: 399 sqm approx

91 Clarkes Rd FYANSFORD 3218 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 17/05/2021

Property Type: Land

Land Size: 422 sqm approx

95 Clarkes Rd FYANSFORD 3218 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 21/10/2020

Property Type: Land

Land Size: 379 sqm approx