Statement of Information

Single residential property located outside the Melbourne metropolitan area

			Section 47	AF of th	e Estate Ag	jents Act 1980
Property offered for	sale					
Address Including suburb or locality and postcode	409 White 0	Gum Track, Fryers	stown Vic 3451			
Indicative selling pri	ce					
For the meaning of this	price see cor	nsumer.vic.gov.au	ı/underquoting			
Single price \$1,20	00,000					
Median sale price*						
Median price	Pı	roperty Type		Suburb	Fryerstown	
Period - From	to		Source			
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				Р	rice	Date of sale
1 701 Pyrenees Hwy CHEWTON 3451				\$	1,150,000	16/09/2024
2 2 Amos St FRYERSTOWN 3451				\$	1,240,000	05/07/2024
3 76 Castlemaine St FRYERSTOWN 3451				\$	1,200,000	13/07/2023
OR						
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: 07/10/2024 14:45)24 14:45
* When this Statement	of Information	was prepared p	ublich available	informat	ion providing	median sale



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.











Rooms: 5

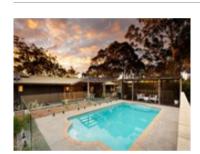
Property Type: House

Land Size: 13400 sqm approx

Agent Comments

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

Comparable Properties



701 Pyrenees Hwy CHEWTON 3451 (REI)





Price: \$1,150,000 Method: Private Sale Date: 16/09/2024 Property Type: House

Land Size: 61916.96 sqm approx

Agent Comments



2 Amos St FRYERSTOWN 3451 (REI)







Price: \$1,240,000 Method: Private Sale Date: 05/07/2024 Property Type: House

Land Size: 11735.89 sqm approx

Agent Comments



76 Castlemaine St FRYERSTOWN 3451

(REI/VG)





Price: \$1,200,000 Method: Private Sale Date: 13/07/2023 Property Type: House Land Size: 4030 sqm approx **Agent Comments**

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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