

# 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

409 White Gum Track, Fryerstown Vic 3451

### Indicative selling price

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

Single price \$1,200,000

### Median sale price\*

Median price

Property Type

Suburb

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	Price	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

~~**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:

07/10/2024 14:45

\* 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.



3 1 3

**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)**

Agent Comments

4 2 2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 16/09/2024  
**Property Type:** House  
**Land Size:** 61916.96 sqm approx



**2 Amos St FRYERSTOWN 3451 (REI)**

Agent Comments

4 3 4

**Price:** \$1,240,000  
**Method:** Private Sale  
**Date:** 05/07/2024  
**Property Type:** House  
**Land Size:** 11735.89 sqm approx



**76 Castlemaine St FRYERSTOWN 3451 (REI/VG)**

Agent Comments

4 2 2

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