

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

131 Spring Gully Road, Fryerstown VIC 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$680,000 & \$740,000

Median sale price

Median price \$778,000 Property type House Suburb Elphinstone

Period - From 30 Jun 2021 to 01 Jul 2022 Source CoreLogic

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
93 Fries Road, Elphinstone VIC 3448	\$687,500	02-Feb-2021
43 Sarah Court, Elphinstone VIC 3448	\$629,000	09-April-2021
132 Bubbs Lane, Chewton Bushlands VIC 3451	\$835,000	23-Feb-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: 23rd November 2021