

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 and
postcode

6 CASEY BOULEVARD FYANSFORD VIC 3218

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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,500

Property type

House

Suburb

Fyansford

Period-from

01 Apr 2021

to

31 Mar 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

113 MONIER WAY FYANSFORD VIC 3218	\$1,300,000	10-Jun-21
4 SCHROEDER COURT FYANSFORD VIC 3218	\$1,300,000	10-Nov-21
11 DELL BOULEVARD FYANSFORD VIC 3218	\$1,285,500	04-Feb-22

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: 20 April 2022



113 MONIER WAY FYANSFORD VIC 3218

Sold Price

\$1,300,000

Sold Date

10-Jun-21

 5

 2

 2

Distance

0.71km



4 SCHROEDER COURT FYANSFORD VIC 3218

Sold Price

Sold Date

10-Nov-21

 4

 2

 2

Distance

0.26km



11 DELL BOULEVARD FYANSFORD VIC 3218

Sold Price

\$1,285,500

Sold Date

04-Feb-22

 4

 2

 2

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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