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	40 Sheldon Track, Fryerstown Vic 3451
Including suburb or	·
locality and postcode	

Indicative selling price

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

Single price \$395,000

Median sale price

Median price	\$355,000	Pro	perty Type	Vacant land	i	Suburb	Fryerstown
Period - From	15/10/2020	to	14/10/2021		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

Add	dress of comparable property	Price	Date of sale
1	430 Campbells Creek Fryers Rd FRYERSTOWN 3451	\$413,000	12/04/2021
2	Crocodile Reservoir Rd FRYERSTOWN 3451	\$360,000	26/05/2021
3	423 White Gum Trk FRYERSTOWN 3451	\$350,000	25/06/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	15/10/2021 14:28













Property Type: Land

Land Size: 10000 sqm approx

Agent Comments

Indicative Selling Price \$395,000 **Median Land Price**

15/10/2020 - 14/10/2021: \$355,000

Comparable Properties



430 Campbells Creek Fryers Rd FRYERSTOWN 3451 (REI)









Price: \$413,000 Method: Private Sale Date: 12/04/2021 **Property Type:** Land

Land Size: 56656.04 sqm approx

Agent Comments

Crocodile Reservoir Rd FRYERSTOWN 3451

(VG)







Price: \$360,000 Method: Sale Date: 26/05/2021

Property Type: Hobby Farm < 20 ha Land Size: 119000 sqm approx

Agent Comments

Agent Comments











Price: \$350,000 Method: Private Sale Date: 25/06/2021 Property Type: Land

Land Size: 4046.86 sqm approx

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.