

# 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

40 Sheldon Track, Fryerstown Vic 3451

### Indicative selling price

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

Single price

\$395,000

### Median sale price

Median price

\$355,000

Property Type

Vacant land

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	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 comparable properties 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)**

**Agent Comments**



**Price:** \$413,000  
**Method:** Private Sale  
**Date:** 12/04/2021  
**Property Type:** Land  
**Land Size:** 56656.04 sqm approx

**Crocodile Reservoir Rd FRYERSTOWN 3451**  
**(VG)**

**Agent Comments**



**Price:** \$360,000  
**Method:** Sale  
**Date:** 26/05/2021  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 119000 sqm approx



**423 White Gum Trk FRYERSTOWN 3451 (REI)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 25/06/2021  
**Property Type:** Land  
**Land Size:** 4046.86 sqm approx