

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

860 Vaughan Road, Fryerstown Vic 3451

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Fryerstown

Period - From

11/01/2020

to

10/01/2021

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	45 High St FRYERSTOWN 3451	\$500,000	09/10/2019
2	2 Church St FRYERSTOWN 3451	\$495,000	04/12/2020
3	32 High St FRYERSTOWN 3451	\$465,000	21/01/2020

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:

11/01/2021 10:29



Property Type:
Agent Comments

Indicative Selling Price
\$475,000

Median House Price
11/01/2020 - 10/01/2021: \$480,000

Comparable Properties



45 High St FRYERSTOWN 3451 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 09/10/2019
Rooms: 3
Property Type: House
Land Size: 1937 sqm approx



2 Church St FRYERSTOWN 3451 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 04/12/2020
Property Type: House
Land Size: 3000 sqm approx



32 High St FRYERSTOWN 3451 (REI/VG)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 21/01/2020
Rooms: 4
Property Type: House
Land Size: 4434 sqm approx