

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

10 Heron Street, Fryerstown Vic 3451

Indicative selling price

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

Range between \$995,000 & \$1,060,000

Median sale price

Median price \$575,000 Property Type House Suburb Fryerstown

Period - From 19/11/2020 to 18/11/2021 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	11 Heron St FRYERSTOWN 3451	\$768,000	25/05/2021
2	77 Castlemaine St FRYERSTOWN 3451	\$766,000	11/11/2021
3	6 Church St FRYERSTOWN 3451	\$655,000	13/07/2021

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:

19/11/2021 11:16



Property Type:
Land Size: 8069 sqm approx
Agent Comments

Indicative Selling Price

\$995,000 - \$1,060,000

Median House Price

19/11/2020 - 18/11/2021: \$575,000

Comparable Properties



11 Heron St FRYERSTOWN 3451 (REI)

Agent Comments



Price: \$768,000
Method: Private Sale
Date: 25/05/2021
Property Type: House
Land Size: 5740 sqm approx



77 Castlemaine St FRYERSTOWN 3451 (REI)

Agent Comments



Price: \$766,000
Method: Private Sale
Date: 11/11/2021
Property Type: House
Land Size: 2946 sqm approx



6 Church St FRYERSTOWN 3451 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 13/07/2021
Property Type: House
Land Size: 39800 sqm approx