



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 3 Fyans Street, HALLS GAP 3381

#### Indicative selling price

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

**Single price \$165,000**

#### Median sale price

Median **Land** for **HALLS GAP** for period **Sep 2018 - Aug 2019**  
Sourced from **RP Data**.

**\$108,000**

#### Comparable property sales

<b>18 Heath Street,</b> Halls Gap 3381	<b>Price \$149,000</b> Sold 21 June 2018
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<b>10 Royston Road,</b> Halls Gap 3381	<b>Price \$150,000</b> Sold 19 July 2018
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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 7th Nov 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

#### Elders Real Estate Ararat

167 Barkly Street,  
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#### Contact agents



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