

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 and
postcode

21 LITTLEWOOD DRIVE FYANSFORD VIC 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$920,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$942,500

Property type

House

Suburb

Fyansford

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

18 MCAULIFFE DRIVE FYANSFORD VIC 3218	\$950,000	15-Nov-24
21 SALISBURY CIRCUIT FYANSFORD VIC 3218	\$970,000	05-Mar-24
4 CANNES COURT HIGHTON VIC 3216	\$940,000	13-Oct-24

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: 17 March 2025



**18 MCAULIFFE DRIVE FYANSFORD
VIC 3218**

4 2 2

Sold Price

\$950,000

Sold Date

15-Nov-24

Distance

0.22km



**21 SALISBURY CIRCUIT
FYANSFORD VIC 3218**

4 2 2

Sold Price

\$970,000

Sold Date

05-Mar-24

Distance

0.68km



**4 CANNES COURT HIGHTON VIC
3216**

3 2 2

Sold Price

\$940,000

Sold Date

13-Oct-24

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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