

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

71 Faradale Drive, Faraday Vic 3451

Indicative selling price

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

Range between \$770,000

&

\$830,000

Median sale price*

Median price

Property Type

Suburb

Faraday

Period - From

to

Source

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	27 Hoopers Rd CHEWTON 3451	\$940,000	31/01/2025
2	24 Thornhill La ELPHINSTONE 3448	\$860,000	02/11/2024
3	1 Faraday School Rd FARADAY 3451	\$770,000	06/03/2024

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:

04/03/2025 14:42

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 2 6

Property Type: House
Land Size: 20230 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
No median price available

Comparable Properties



27 Hoopers Rd CHEWTON 3451 (REI)

Agent Comments

4 2 2

Price: \$940,000
Method: Private Sale
Date: 31/01/2025
Property Type: House
Land Size: 10100 sqm approx



24 Thornhill La ELPHINSTONE 3448 (REI/VG)

Agent Comments

4 2 4

Price: \$860,000
Method: Private Sale
Date: 02/11/2024
Property Type: House
Land Size: 42600 sqm approx



1 Faraday School Rd FARADAY 3451 (REI/VG)

Agent Comments

2 2 6

Price: \$770,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 8550 sqm approx