

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

6-8 Salisbury Circuit, Fyansford, VIC 3218

Indicative selling price

Single Price or Range between

\$385,000 - \$420,000









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

Median sale price

Median Price \$635,000	Property Type House	Suburb FYANSFORD
Period From 16/03/2018	Period To 16/09/2019	Source Core Logic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

	30 MONIER WAY FYANSFORD Price \$525,000 Date of Sale 01/05/2019 Land 583 sqm	4  2  
	34 MONIER WAY FYANSFORD Price \$510,000 Date of Sale 17/12/2018 Land 512 sqm	  

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

This Statement of Information was prepared on: 16/09/2019