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

2 Amos Street, Fryerstown Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$1,250,000	&	\$1,300,000				
Median sale price*							
Median price		Property Type	Suburb Fryerstown				
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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	76 Castlemaine St FRYERSTOWN 3451	\$1,200,000	13/07/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

05/04/2024 21:01

* 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.









Property Type: House **Land Size:** 11735 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,300,000 No median price available

Comparable Properties



 76 Castlemaine St FRYERSTOWN 3451 (REI/VG)
 Agent Comments

 Image: 4
 Image: 2
 Image: 2

 Price: \$1,200,000
 Image: 2
 Image: 2

 Method: Private Sale
 Date: 13/07/2023

 Property Type: House
 Image: 2

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 eighteen months.

Land Size: 4030 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

propertydata





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.