

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

84 Clarkes Road, Fyansford VIC 3218

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$942,500

Property Type

House

Suburb

Fyansford

Period - From

06/11/2024

to

05/05/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
15 Knowles Street Fyansford VIC 3218	\$781,000	24/04/2025
12 Black Bull Ridge Fyansford VIC 3218	\$750,000	18/02/2025

This Statement of Information was prepared on:

07/05/2025