

## 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

89 CLARKES ROAD FYANSFORD VIC 3218

### Indicative selling price

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

Single Price

or range  
between

\$799,000

&

\$869,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Fyansford

Period-from

01 Jun 2023

to

31 May 2024

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

10 DOLDER STREET FYANSFORD VIC 3218	\$850,000	27-Feb-24
44 LITTLEWOOD DRIVE FYANSFORD VIC 3218	\$830,000	27-Mar-23
21 HAROLD MEWS FYANSFORD VIC 3218	\$865,000	28-Feb-23

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: 13 June 2024



**10 DOLDER STREET FYANSFORD  
VIC 3218**

3 2 2

Sold Price

**\$850,000**

Sold Date

**27-Feb-24**

Distance

**1.12km**



**44 LITTLEWOOD DRIVE  
FYANSFORD VIC 3218**

4 2 2

Sold Price

**\$830,000**

Sold Date

**27-Mar-23**

Distance

**1.15km**



**21 HAROLD MEWS FYANSFORD  
VIC 3218**

4 2 2

Sold Price

**\$865,000**

Sold Date

**28-Feb-23**

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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