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	35 Pebble Street, Fyansford, VIC 3218

Indicative selling price

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

Range between $539,000 & $549,000

Median sale price

Median price | Property Type: Other | Suburb: FYANSFORD

Period - From: 07/01/2024 to: 06/11/2024 | Source: core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 7 Escarpment Drive Fyansford Vic 3218	$535,000	2024-02-28
2 4/25 De Goldis Road Fyansford Vic 3218	$501,000	2024-05-08
3 70 Littlewood Drive Fyansford Vic 3218	$490,000	2024-08-19

Important advice about the median sale price: 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

This Statement of Information was prepared on: 07/11/2024