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	24 Longleaf Street, Fyansford Vic 3218

Indicative selling price

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

Range between $419,000 & $449,000

Median sale price

Median price $460,000 Property Type Vacant land Suburb Fyansford

Period - From 20/12/2023 to 19/12/2024 Source Property Data

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.

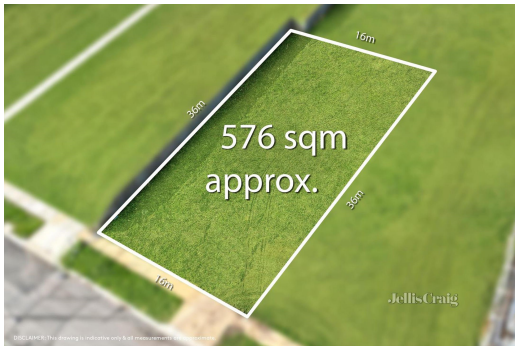
	Address of comparable property	Price	Date of sale
1	17 Duncan St FYANSFORD 3218	$430,000	24/03/2024
2	36 Dell Blvd FYANSFORD 3218	$413,000	14/02/2024
3	126 Monier Way FYANSFORD 3218	$405,000	01/02/2024

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: 20/12/2024 10:59

24 Longleaf Street, Fyansford Vic 3218



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Property Type: Land
Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price
$419,000 - $449,000
Median Land Price
20/12/2023 - 19/12/2024: $460,000

Comparable Properties



17 Duncan St FYANSFORD 3218 (REI/VG)

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Price: $430,000
Method: Private Sale
Date: 24/03/2024
Property Type: Land
Land Size: 448 sqm approx

Agent Comments



36 Dell Blvd FYANSFORD 3218 (REI/VG)

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Price: $413,000
Method: Private Sale
Date: 14/02/2024
Property Type: Land
Land Size: 471 sqm approx

Agent Comments



126 Monier Way FYANSFORD 3218 (REI/VG)

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Price: $405,000
Method: Private Sale
Date: 01/02/2024
Property Type: Land
Land Size: 1609 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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