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	18 Duncan Street, Fyansford, VIC 3218

Indicative selling price

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

Range between $399,000 & $438,900

Median sale price

Median price | Property Type Other | Suburb FYANSFORD

Period - From 29/05/2023 to 28/11/2024 | Source core_logic

Comparable property sales

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
1 126 Monier Way Fyansford Vic 3218	$405,000	2024-02-01
2 36 Dell Boulevard Fyansford Vic 3218	$413,000	2024-02-14
3		

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: 29/11/2024