

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

135 – 137 Monier Way, Fyansford Vic 3218

Indicative selling price

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

Single price \$* or range between \$400,000 & \$440,000

Median sale price

Median price \$622,500 *Land *Unit Suburb or locality FYANSFORD

Period - From 1/02/2018 to 13/08/2018 Source REIV

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. Lot 2118, (Eden Release) FYANSFORD	\$ 495,000	7/08/2018
2. Lot 205 Monier Way, HERNE HILL	\$ 279,000	13/02/2018
3 Lot 208/355 Church Street, HERNE HILL	\$ 392,777	4/05/2018

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.