Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 20 Wallaby Way, Pheasant Creek Vic 3757

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$850,000		&		\$870,000				
Median sale p	rice*								
Median price	\$675,000	Pro	operty Type	Hous	se		Suburb	Pheasant Creek	
Period - From	10/02/2020	to	10/02/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	18 Watsons Rd, Kinglake West, Vic 3757, Australia	\$810,000	18/12/2020
2	15 Ryan Rd, Kinglake West, Vic 3757, Australia	\$870,000	21/01/2020
3	1 Macedon Ct KINGLAKE WEST 3757	\$880,000	08/02/2020

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:

10/02/2021 12:02



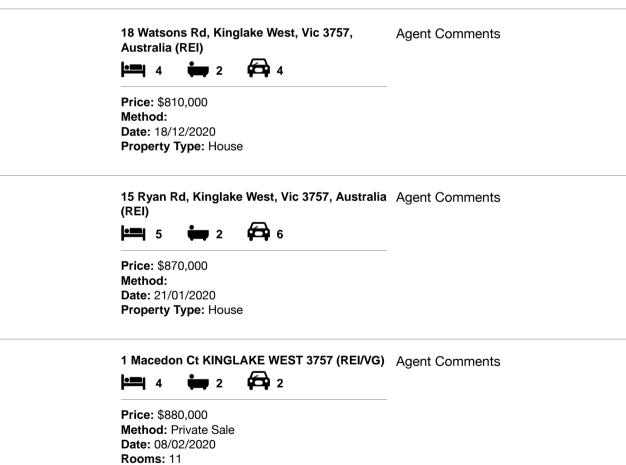
20 Wallaby Way, Pheasant Creek Vic 3757





Property Type: Hobby Farm < 20 ha (Rur) Land Size: 21340 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$870,000 Median House Price * 10/02/2020 - 10/02/2021: \$675,000 * Agent calculated median

Comparable Properties



Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888

Property Type: House Land Size: 10213 sqm approx





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.