

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

38 BURCHETT STREET PENSURST VIC 3289

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$273,750

Property type

House

Suburb

Penshurst

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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

128 WATTON STREET PENSURST VIC 3289	\$420,000	06-Mar-24
119 WATTON STREET PENSURST VIC 3289	\$300,000	25-Aug-23
134-138 WATTON STREET PENSURST VIC 3289	\$423,500	22-Sep-23

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: 01 May 2024



**128 WATTON STREET PENS HurST
VIC 3289**

3 1 2

Sold Price

^{RS} **\$420,000**

Sold Date **06-Mar-24**

Distance **0.28km**



**119 WATTON STREET PENS HurST
VIC 3289**

3 1 1

Sold Price

\$300,000

Sold Date **25-Aug-23**

Distance **0.33km**



**134-138 WATTON STREET
PENS HurST VIC 3289**

4 2 -

Sold Price

\$423,500

Sold Date **22-Sep-23**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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