

# 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

85 National Park Road, Pheasant Creek Vic 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$774,000 Property Type House Suburb Pheasant Creek

Period - From 30/09/2020 to 29/09/2021 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	30 Yarwood Rd PHEASANT CREEK 3757	\$1,450,000	11/08/2020
2	486 Extons Rd KINGLAKE CENTRAL 3757	\$1,220,000	27/11/2020
3	176 Deviation Rd KINGLAKE CENTRAL 3757	\$1,165,000	18/09/2021

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:

30/09/2021 15:57

85 National Park Road, Pheasant Creek Vic 3757



 4  2  4

**Property Type:** Residential

**Land Size:** 210436 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

30/09/2020 - 29/09/2021: \$774,000

## Comparable Properties

**30 Yarwood Rd PHEASANT CREEK 3757 (REI)** Agent Comments

 3  2  4

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 11/08/2020

**Property Type:** House (Res)

**486 Extons Rd KINGLAKE CENTRAL 3757 (REI/VG)** Agent Comments

 4  4  2

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 27/11/2020

**Rooms:** 15

**Property Type:** House

**Land Size:** 10107 sqm approx



**176 Deviation Rd KINGLAKE CENTRAL 3757 (REI)** Agent Comments

 3  2  7

**Price:** \$1,165,000

**Method:** Private Sale

**Date:** 18/09/2021

**Property Type:** House

**Land Size:** 60702.90 sqm approx

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



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