

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

680 Denereaz Drive, Pheasant Creek Vic 3757

Indicative selling price

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

Range between

\$1,300,000

&

\$1,350,000

Median sale price*

Median price

Property Type

Suburb

Pheasant Creek

Period - From

to

Source

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 eighteen 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	158 Kings Rd KINGLAKE WEST 3757	\$1,360,000	07/05/2022
2	30 Ryan Rd KINGLAKE WEST 3757	\$1,350,000	02/02/2022
3			

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 eighteen months.

This Statement of Information was prepared on:

05/10/2022 09:24

* 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 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: House

Land Size: 21246 sqm approx

Agent Comments

Comparable Properties



158 Kings Rd KINGLAKE WEST 3757 (REI/VG) Agent Comments



Price: \$1,360,000

Method: Private Sale

Date: 07/05/2022

Property Type: House

Land Size: 19645 sqm approx



30 Ryan Rd KINGLAKE WEST 3757 (REI/VG) Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 02/02/2022

Property Type: House

Land Size: 19878 sqm approx

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.