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

43 Koala Drive, Pheasant Creek Vic 3757

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | |
|--|---------------|---------------|-------------|-----------------------|--|--|--|
| Range betweer | n \$1,350,000 | & | \$1,400,000 | | | | |
| 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

| Ade | dress 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:

07/10/2022 10:20

* 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.



43 Koala Drive, Pheasant Creek Vic 3757

Integrity

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Property Type: House Land Size: 20200 sqm approx Agent Comments

Indicative Selling Price \$1,350,000 - \$1,400,000

No median price available





Method: Private Sale Date: 07/05/2022 Property Type: House Land Size: 19645 sqm approx

2



30 Ryan Rd KINGLAKE WEST 3757 (REI/VG) **6**

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Agent Comments



Price: \$1,360,000

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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.

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

propertydata



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