

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 680 Denereaz Drive, Pheasant Creek VIC 3757

Indicative selling price

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

Single price \$500,000

Median sale price

Median price \$700,000 Property type Vacant Land Suburb Kinglake West

Period - From 30/06/18 to 30/06/19 Source Property Data Online

Comparable property sales

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 56 Amllyn Court, Kinglake West VIC 3757	\$456,000	03/05/19
2 625 Denereaz Drive, Pheasant Creek VIC 3757	\$435,000	08/03/19
3 2 Tommy Hut Road, Kinglake West VIC 3757	\$510,000	15/07/19

This Statement of Information was prepared on: 06 / 12 / 2019