

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

56 Merrett Street, Peterborough Vic 3270

Indicative selling price

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

Single price

\$680,000

Median sale price*

Median price

Property Type

Suburb

Peterborough

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 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	66 Merrett St PETERBOROUGH 3270	\$751,000	06/04/2022
2	26 Merrett St PETERBOROUGH 3270	\$725,000	01/03/2022
3	19 Hamilton St PETERBOROUGH 3270	\$570,000	25/02/2023

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:

27/07/2023 15:16

* 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.



 3  - 

Property Type: House (Res)

Land Size: 875 sqm approx

Agent Comments

Indicative Selling Price
\$680,000
No median price available

Comparable Properties



66 Merrett St PETERBOROUGH 3270 (REI/VG) **Agent Comments**

 4  1  -

Price: \$751,000

Method: Private Sale

Date: 06/04/2022

Property Type: House

Land Size: 1200.13 sqm approx



26 Merrett St PETERBOROUGH 3270 (REI/VG) **Agent Comments**

 3  1  6

Price: \$725,000

Method: Private Sale

Date: 01/03/2022

Property Type: House

Land Size: 851 sqm approx



19 Hamilton St PETERBOROUGH 3270 (REI/VG) **Agent Comments**

 3  1  1

Price: \$570,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 536 sqm approx