

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

58 Merrett Street, Peterborough Vic 3270

Indicative selling price

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

Range between

\$420,000

&

\$462,000

Median sale price

Median price

House

Unit

Suburb

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

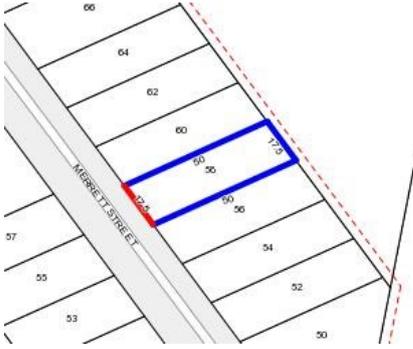
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 Callaway Ct PETERBOROUGH 3270	\$490,000	13/05/2017
2	17 Merrett St PETERBOROUGH 3270	\$275,000	20/03/2017
3	10 Newfield St PETERBOROUGH 3270	\$243,000	24/02/2017

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

Indicative Selling Price
\$420,000 - \$462,000



Rooms:
Property Type: House (New - Detached)
Land Size: 875 sqm approx
Agent Comments

Comparable Properties

8 Callaway Ct PETERBOROUGH 3270 (VG) **Agent Comments**



Price: \$490,000
Method: Sale
Date: 13/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 518 sqm approx

17 Merrett St PETERBOROUGH 3270 (VG) **Agent Comments**



Price: \$275,000
Method: Sale
Date: 20/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 1012 sqm approx



10 Newfield St PETERBOROUGH 3270 (REI/VG) **Agent Comments**



Price: \$243,000
Method: Auction Sale
Date: 24/02/2017
Rooms: -
Property Type: House
Land Size: 690 sqm approx