

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

35 Jorgensen Parade, Pheasant Creek Vic 3757

Indicative selling price

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

Single price \$550,000

Median sale price*

Median price \$705,000

Property Type House

Suburb Pheasant Creek

Period - From 01/06/2019

to 01/06/2020

Source PDOL

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		
2		
3		

OR

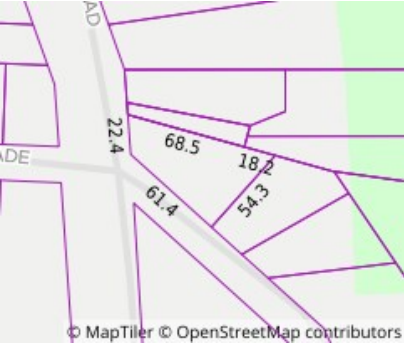
~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

02/10/2020 17:49

35 Jorgensen Parade, Pheasant Creek Vic 3757

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Property Type: House (Res)
Land Size: 2631 sqm approx
Agent Comments

Indicative Selling Price
\$550,000

Median House Price *
01/06/2019 - 01/06/2020: \$705,000
* Agent calculated median

Comparable Properties

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.