

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

65 National Park Road, Pheasant Creek Vic 3757

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$774,000 Property Type House Suburb Pheasant Creek

Period - From 05/10/2020 to 04/10/2021 Source REIV

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	1386 Whittlesea Yea Rd KINGLAKE WEST 3757	\$1,950,000	16/06/2021
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: 05/10/2021 14:51

65 National Park Road, Pheasant Creek Vic 3757

Jordyn Kruger

5786 2033

0412 747 032

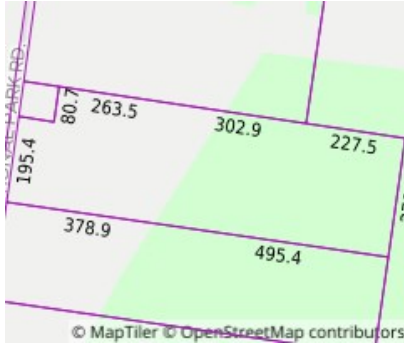
jordyn@integrityrealestate.net.au

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

05/10/2020 - 04/10/2021: \$774,000



5 3 23

Property Type: Mixed Farming
(Rur)

Land Size: 226371 sqm approx

Agent Comments

Comparable Properties



**1386 Whittlesea Yea Rd KINGLAKE WEST
3757 (REI)**

Agent Comments

4 2 8

Price: \$1,950,000

Method: Private Sale

Date: 16/06/2021

Property Type: House

Land Size: 113312.08 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



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