

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

8 Lyrebird Drive, Pheasant Creek Vic 3757

Indicative selling price

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

Single price \$750,000

Median sale price*

Median price \$705,000

Property Type House

Suburb Pheasant Creek

Period - From 30/06/2019

to 30/06/2020

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 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	196 Watsons Rd, Pheasant Creek, Vic 3757, Australia	\$720,000	27/05/2020
2	80 Edenvale Cr KINGLAKE WEST 3757	\$795,000	26/07/2019
3	210 Edenvale Cr KINGLAKE WEST 3757	\$700,000	13/05/2019

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:

12/09/2020 10:39

8 Lyrebird Drive, Pheasant Creek Vic 3757



4 -

Property Type: House (Previously Occupied - Detached)

Land Size: 20230 sqm approx

Agent Comments

Indicative Selling Price

\$750,000

Median House Price *

30/06/2019 - 30/06/2020: \$705,000

* Agent calculated median

Comparable Properties

196 Watsons Rd, Pheasant Creek, Vic 3757, Australia (REI)

Agent Comments

3 1 10

Price: \$720,000

Method:

Date: 27/05/2020

Property Type: House



80 Edenvale Cr KINGLAKE WEST 3757 (REI/VG)

Agent Comments

4 1 6

Price: \$795,000

Method: Private Sale

Date: 26/07/2019

Rooms: 8

Property Type: House

Land Size: 20235 sqm approx



210 Edenvale Cr KINGLAKE WEST 3757 (REI/VG)

Agent Comments

3 2 5

Price: \$700,000

Method: Private Sale

Date: 13/05/2019

Rooms: 5

Property Type: House

Land Size: 20235 sqm approx

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.