

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

150 Watsons Road, Pheasant Creek Vic 3757

Indicative selling price

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

Single price \$1,275,000

Median sale price*

Median price

Property Type

Suburb

Pheasant Creek

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	157 Wallaby Way PHEASANT CREEK 3757	\$1,330,000	09/08/2023
2	680 Denereaz Dr PHEASANT CREEK 3757	\$1,200,000	24/01/2023
3	674 Extons Rd KINGLAKE CENTRAL 3757	\$1,100,000	09/08/2023

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:

04/03/2024 12:19

* 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.

150 Watsons Road, Pheasant Creek Vic 3757

Integrity

Robert Verhagen

03 5786 2033

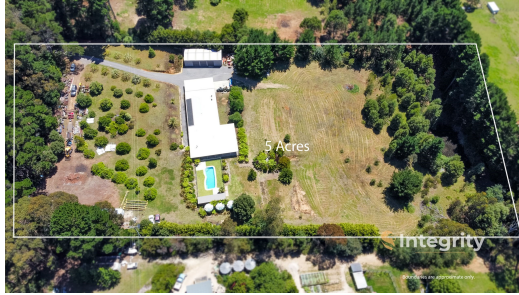
0448 820 022

robert@integrityrealestate.com.au

Indicative Selling Price

\$1,275,000

No median price available



5 3 13

Property Type: House

Land Size: 20984 sqm approx

Agent Comments

Comparable Properties



157 Wallaby Way PHEASANT CREEK 3757 (REI/VG)

Agent Comments

4 2 6

Price: \$1,330,000

Method: Private Sale

Date: 09/08/2023

Property Type: House

Land Size: 10024 sqm approx



680 Denereaz Dr PHEASANT CREEK 3757 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Private Sale

Date: 24/01/2023

Property Type: House

Land Size: 21227 sqm approx



674 Extons Rd KINGLAKE CENTRAL 3757 (REI/VG)

Agent Comments

4 1 -

Price: \$1,100,000

Method: Private Sale

Date: 09/08/2023

Property Type: House

Land Size: 128728 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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