

## 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](http://consumer.vic.gov.au/underquoting)

Range between

\$420,000

&

\$462,000

#### Median sale price

Median price

House

Unit

Suburb

Peterborough

Period - From

to

Source

REIV

#### 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.~~

58 Merrett Street, Peterborough Vic 3270

Melissa Molloy  
(03) 5564 4555  
0401 033 201  
melissa@robertsone.com.au

**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