

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

19 Deborah Court, Haddon Vic 3351

Indicative selling price

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

Single price \$820,000

Median sale price*

Median price

Property Type

Suburb

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	79 Blackberry La HADDON 3351	\$840,000	21/02/2022
2	89 Taemore Cl HADDON 3351	\$825,000	21/05/2021
3	390 Haddon School Rd HADDON 3351	\$800,000	28/01/2022

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:

09/03/2022 15:30

* 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.

19 Deborah Court, Haddon Vic 3351



Phil Petrie

0353334322

0409 278 460

phil@trevorpetrie.com.au

Indicative Selling Price

\$820,000

No median price available



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Rooms: 7

Property Type:

Divorce/Estate/Family Transfers

Land Size: 22300 sqm approx

Agent Comments

Comparable Properties



79 Blackberry La HADDON 3351 (REI)

Agent Comments

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Price: \$840,000

Method: Private Sale

Date: 21/02/2022

Property Type: House

Land Size: 20200 sqm approx



89 Taemore CI HADDON 3351 (REI)

Agent Comments

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Price: \$825,000

Method: Private Sale

Date: 21/05/2021

Property Type: House

Land Size: 19400 sqm approx



390 Haddon School Rd HADDON 3351 (VG)

Agent Comments

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Price: \$800,000

Method: Sale

Date: 28/01/2022

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 79880 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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