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 andpostcode

140 Peppermint Court, Dales Creek Vic 3341

Indicative selling price

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

Single price \$145,000

Median sale price*

Median price	House	e	Unit		Suburb or locality	Dales 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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	Dales Creek Av DALES CREEK 3341	\$156,000	13/07/2017
2	13 Pine Ct DALES CREEK 3341	\$155,000	27/04/2017
3	99 Dales Creek Av DALES CREEK 3341	\$147,500	30/09/2017

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.

* 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.

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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.





Frances Harkin 03 5424-1866 0425 766 799 frances@harkinproperty.com.au



Rooms: Property Type: Agent Comments Indicative Selling Price \$145,000 No median price available

This advice does not form part of this Statement of Information * Important advice about the Median sale price: 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), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Comparable Properties

Dales Creek Av DALES CREEK 3341 (VG) Price: \$156,000 Method: Sale Date: 13/07/2017 Rooms: - Property Type: Hobby Farm < 20 ha Land Size: 4000 sqm approx	Agent Comments
13 Pine Ct DALES CREEK 3341 (VG) Price: \$155,000 Method: Sale Date: 27/04/2017 Rooms: - Property Type: Hobby Farm < 20 ha Land Size: 4000 sqm approx	Agent Comments
99 Dales Creek Av DALES CREEK 3341 (VG) Price: \$147,500 Method: Sale Date: 30/09/2017 Rooms: - Property Type: Hobby Farm < 20 ha Land Size: 4001 sqm approx	Agent Comments

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