

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

140 Peppermint Court, Dales Creek Vic 3341

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$145,000

Median sale price*Median price House Unit Suburb or locality Dales CreekPeriod - 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.

	Address 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.

140 Peppermint Court, Dales Creek Vic 3341

Frances Harkin

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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)

Agent Comments



Price: \$156,000

Method: Sale

Date: 13/07/2017

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 4000 sqm approx

13 Pine Ct DALES CREEK 3341 (VG)

Agent Comments



Price: \$155,000

Method: Sale

Date: 27/04/2017

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 4000 sqm approx

99 Dales Creek Av DALES CREEK 3341 (VG)

Agent Comments



Price: \$147,500

Method: Sale

Date: 30/09/2017

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 4001 sqm approx

