



STATEMENT OF INFORMATION

49 PEPPERCORN WAY, SERPENTINE, VIC 3517

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



49 PEPPERCORN WAY, SERPENTINE, VIC  3  1  2

Indicative Selling Price

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

\$110,000 to \$120,000

Provided by: Danny Crowle, Bendigo Property Plus

SUBURB MEDIAN



SERPENTINE, VIC, 3517

Suburb Median Sale Price (House)

\$265,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



16 BELMONT ST, INGLEWOOD, VIC 3517  3  1  -

Sale Price

\$120,000

Sale Date: 24/06/2016

Distance from Property: 20km



44 PEPPERCORN WAY, SERPENTINE, VIC 3517  3  1  1

Sale Price

\$130,000

Sale Date: 17/07/2015

Distance from Property: 200m



86 GRANT ST, INGLEWOOD, VIC 3517  3  1  -

Sale Price

\$115,000

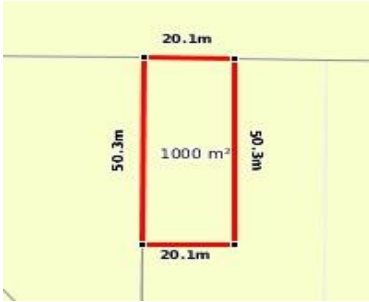
Sale Date: 02/09/2014

Distance from Property: 21km



This report has been compiled on 08/06/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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15 CHAPEL ST, SERPENTINE, VIC 3517

 3  1  1

Sale Price

\$118,000

Sale Date: 09/07/2014

Distance from Property: 320m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 PEPPERCORN WAY, SERPENTINE, VIC 3517

Indicative selling price

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

Single Price / Range

\$110,000 to \$120,000

Median sale price

Median price

\$265,000

House

X

Unit


Suburb

SERPENTINE

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
16 BELMONT ST, INGLEWOOD, VIC 3517	\$120,000	24/06/2016
44 PEPPERCORN WAY, SERPENTINE, VIC 3517	\$130,000	17/07/2015
86 GRANT ST, INGLEWOOD, VIC 3517	\$115,000	02/09/2014
15 CHAPEL ST, SERPENTINE, VIC 3517	\$118,000	09/07/2014