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

489 Dances Road, Peterborough Vic 3270

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$360,000	&	\$380,000				
Median sale price*							
Median price	H	ouse Ur	nit	Suburb Peterborough			
Period - From	to		Source				

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.

Ado	dress of comparable property	Price	Date of sale
1	123 Whiskey Creek Rd NIRRANDA EAST 3268	\$315,000	16/10/2017
2	47 Merrett St PETERBOROUGH 3270	\$190,000	01/12/2017
3	Great Ocean Rd NIRRANDA 3268	\$150,000	16/11/2017

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.

* 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.

Account - Roberts One Real Estate | P: 03 5564 4555 | F: 03 5564 4544

propertydata

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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.



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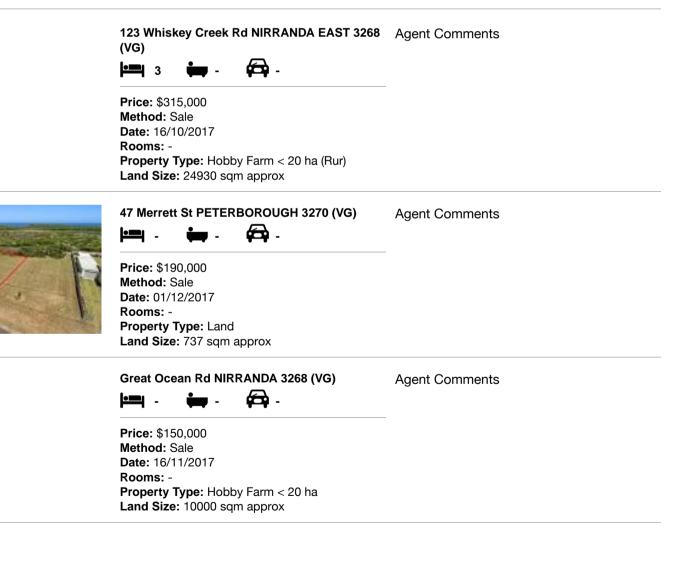




Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 99000 sqm approx Agent Comments Indicative Selling Price \$360,000 - \$380,000 No median price available

Due to the unique size and location of the property there are no direct comparable sales that have the same features.

Comparable Properties



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