

Statement of Information

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

House

Unit

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.

	Address 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.

489 Dances Road, Peterborough Vic 3270



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

123 Whiskey Creek Rd NIRRANDA EAST 3268 (VG) **Agent Comments**



Price: \$315,000

Method: Sale

Date: 16/10/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 24930 sqm approx



47 Merrett St PETERBOROUGH 3270 (VG) **Agent Comments**



Price: \$190,000

Method: Sale

Date: 01/12/2017

Rooms: -

Property Type: Land

Land Size: 737 sqm approx

Great Ocean Rd NIRRANDA 3268 (VG) **Agent Comments**



Price: \$150,000

Method: Sale

Date: 16/11/2017

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 10000 sqm approx