

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

127 Wallaby Way, Pheasant Creek Vic 3757

Indicative selling price

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

Range between \$840,000 & \$870,000

Median sale price

Median price \$738,000 Property Type House Suburb Pheasant Creek

Period - From 26/05/2020 to 25/05/2021 Source REIV

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 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
1	85 Peregrine Dr KINGLAKE WEST 3757	\$850,000	19/05/2021
2	20 Wallaby Way PHEASANT CREEK 3757	\$882,000	13/03/2021
3	1 Macedon Ct KINGLAKE WEST 3757	\$880,000	08/02/2020

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 18 months.~~

This Statement of Information was prepared on:

26/05/2021 15:35



3 -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20240 sqm approx

Agent Comments

Indicative Selling Price

\$840,000 - \$870,000

Median House Price

26/05/2020 - 25/05/2021: \$738,000

Comparable Properties

85 Peregrine Dr KINGLAKE WEST 3757 (REI)

Agent Comments

4 2 2

Price: \$850,000

Method: Private Sale

Date: 19/05/2021

Property Type: House (Res)

Land Size: 20096 sqm approx

20 Wallaby Way PHEASANT CREEK 3757
(REI/VG)

Agent Comments

4 2 6

Price: \$882,000

Method: Private Sale

Date: 13/03/2021

Rooms: 13

Property Type: House

Land Size: 21121 sqm approx

1 Macedon Ct KINGLAKE WEST 3757 (REI/VG)

Agent Comments

4 2 2

Price: \$880,000

Method: Private Sale

Date: 08/02/2020

Rooms: 11

Property Type: House

Land Size: 10213 sqm approx