

# 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

163 Wallaby Way, Pheasant Creek Vic 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$920,000

### Median sale price

Median price \$774,000 Property Type House Suburb Pheasant Creek

Period - From 16/09/2020 to 15/09/2021 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	127 Wallaby Way PHEASANT CREEK 3757	\$885,000	24/06/2021
2	20 Wallaby Way PHEASANT CREEK 3757	\$882,000	13/03/2021
3	162 Wallaby Way PHEASANT CREEK 3757	\$880,000	08/07/2021

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:

16/09/2021 15:23

163 Wallaby Way, Pheasant Creek Vic 3757

Jordyn Kruger

5786 2033

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 4  2  2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 11717 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$880,000 - \$920,000

**Median House Price**

16/09/2020 - 15/09/2021: \$774,000

## Comparable Properties



**127 Wallaby Way PHEASANT CREEK 3757 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$885,000

**Method:** Sale by Tender

**Date:** 24/06/2021

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 20038 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

**162 Wallaby Way PHEASANT CREEK 3757 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$880,000

**Method:** Private Sale

**Date:** 08/07/2021

**Property Type:** House (Res)

**Land Size:** 10560 sqm approx

**Account** - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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