

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

162 Wallaby Way, Pheasant Creek Vic 3757

Indicative selling price

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

Range between

\$870,000

&

\$900,000

Median sale price*

Median price

Property Type

Suburb

Pheasant Creek

Period - From

to

Source

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	85 Peregrine Dr KINGLAKE WEST 3757	\$850,000	19/05/2021
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:

29/07/2021 16:57

* 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.

162 Wallaby Way, Pheasant Creek Vic 3757

William Verhagen

03 5786 2033

0437 371 969

william@integrityrealestate.net.au

Indicative Selling Price

\$870,000 - \$900,000

No median price available



3 2 2

Property Type: House (Res)

Land Size: 10560 sqm approx

Agent Comments

Comparable Properties



127 Wallaby Way PHEASANT CREEK 3757 (REI)

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

85 Peregrine Dr KINGLAKE WEST 3757 (REI/VG)

Agent Comments

4 2 2

Price: \$850,000

Method: Private Sale

Date: 19/05/2021

Property Type: House (Res)

Land Size: 20096 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

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