

# 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

176 Watsons Road, 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

\$730,000

&

\$750,000

### Median sale price

Median price

\$735,000

Property Type

House

Suburb

Pheasant Creek

Period - From

19/03/2020

to

18/03/2021

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	91 Peregrine Dr KINGLAKE WEST 3757	\$835,000	30/09/2019
2	8 Lyrebird Dr PHEASANT CREEK 3757	\$735,000	12/12/2020
3	196 Watsons Rd PHEASANT CREEK 3757	\$720,000	28/05/2020

**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:

19/03/2021 13:00

176 Watsons Road, Pheasant Creek Vic 3757

Jordyn Kruger  
5786 2033  
0412 747 032  
jordyn@integrityrealestate.net.au



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 21860 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$730,000 - \$750,000  
**Median House Price**  
19/03/2020 - 18/03/2021: \$735,000

## Comparable Properties



**91 Peregrine Dr KINGLAKE WEST 3757 (REI/VG)**

**Agent Comments**



**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 30/09/2019  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 20235 sqm approx



**8 Lyrebird Dr PHEASANT CREEK 3757 (REI/VG)**

**Agent Comments**



**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 12/12/2020  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 20234.30 sqm approx

**196 Watsons Rd PHEASANT CREEK 3757 (VG)** **Agent Comments**



**Price:** \$720,000  
**Method:** Sale  
**Date:** 28/05/2020  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 20960 sqm approx

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



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.