

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 196 Watsons Road, Pheasant Creek VIC 3757

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$775,000

Median sale price

Median price \$700,000 Property type House Suburb Kinglake West

Period - From 30/06/19 to 30/06/20 Source Property Data Online

Comparable property sales

The estate agent or agent's representative reasonably believes 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: 03 / 03 / 2020