

# 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

20 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

\$850,000

&

\$870,000

### Median sale price\*

Median price

\$675,000

Property Type

House

Suburb

Pheasant Creek

Period - From

10/02/2020

to

10/02/2021

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	18 Watsons Rd, Kinglake West, Vic 3757, Australia	\$810,000	18/12/2020
2	15 Ryan Rd, Kinglake West, Vic 3757, Australia	\$870,000	21/01/2020
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:

10/02/2021 12:02

20 Wallaby Way, Pheasant Creek Vic 3757



**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 21340 sqm approx

Agent Comments

**Indicative Selling Price**

\$850,000 - \$870,000

**Median House Price \***

10/02/2020 - 10/02/2021: \$675,000

\* Agent calculated median

## Comparable Properties

18 Watsons Rd, Kinglake West, Vic 3757, Australia (REI)

Agent Comments



**Price:** \$810,000

**Method:**

**Date:** 18/12/2020

**Property Type:** House

15 Ryan Rd, Kinglake West, Vic 3757, Australia (REI) Agent Comments



**Price:** \$870,000

**Method:**

**Date:** 21/01/2020

**Property Type:** House

1 Macedon Ct KINGLAKE WEST 3757 (REI/VG) Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 08/02/2020

**Rooms:** 11

**Property Type:** House

**Land Size:** 10213 sqm approx

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