

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 PEPPERCORN WAY, SERPENTINE, VIC  3  2  3

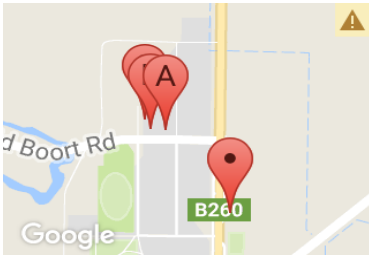
Indicative Selling Price

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

Single Price: **\$180,000**

Provided by: Bronwyn Hosking, Bendigo Property Plus

MEDIAN SALE PRICE



SERPENTINE, VIC, 3517

Suburb Median Sale Price (House)

\$100,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



8 TRESISE ST, SERPENTINE, VIC 3517  4  1  2

Sale Price

\$175,000

Sale Date: 23/01/2018

Distance from Property: 374m



12 TRESISE ST, SERPENTINE, VIC 3517  3  1  2

Sale Price

\$150,000

Sale Date: 16/01/2018

Distance from Property: 406m



20 PARK VIEW DR, SERPENTINE, VIC 3517  3  1  1

Sale Price

\$217,500

Sale Date: 31/10/2017

Distance from Property: 446m



This report has been compiled on 21/02/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

46 PEPPERCORN WAY, SERPENTINE, VIC 3517

Indicative selling price

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

Single Price:

\$180,000

Median sale price

Median price

\$100,000

House

Unit

Suburb

SERPENTINE

Period

01 January 2017 to 31 December 2017

Source

pricfinder

Comparable property sales

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
8 TRESISE ST, SERPENTINE, VIC 3517	\$175,000	23/01/2018
12 TRESISE ST, SERPENTINE, VIC 3517	\$150,000	16/01/2018
20 PARK VIEW DR, SERPENTINE, VIC 3517	\$217,500	31/10/2017