

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 and
postcode

102 Watton Street Penshurst VIC 3289

Indicative selling price

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

Single Price

\$160,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$190,000

Property type

House

Suburb

Penshurst

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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

82B Bell Street Penshurst VIC 3289	\$180,000	30-Apr-21
7 French Street Penshurst VIC 3289	\$180,000	15-Feb-21
55 Scales Street Penshurst VIC 3289	\$159,990	16-Sep-20

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: 06 September 2021



82B Bell Street Penshurst VIC 3289 Sold Price **\$180,000** Sold Date **30-Apr-21**

 3  1  1

Distance **0.3km**



7 French Street Penshurst VIC 3289 Sold Price Sold Date **15-Feb-21**

 3  1  1

Distance **0.42km**



55 Scales Street Penshurst VIC 3289 Sold Price **\$159,990** Sold Date **16-Sep-20**

 3  1  1

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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