

## 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 24 Schomberg Road, Peterborough Vic 3270

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

#### Median sale price\*

Median price \$383,000 House X Unit Suburb Peterborough

Period - From 01/07/2017 to 01/07/2018 Source homesales

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 | 87 Merrett St PETERBOROUGH 3270 | \$765,000 | 05/04/2018   |
| 2 | Irvine St PETERBOROUGH 3270     | \$600,000 | 18/02/2018   |
| 3 | 4 Antares St PETERBOROUGH 3270  | \$345,000 | 06/03/2018   |

OR

B\* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 9 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

 5    3    4

**Rooms:**  
**Property Type:** House (Res)  
Agent Comments

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price \***  
01/07/2017 - 01/07/2018: \$383,000  
\* Agent calculated median based on 9 sales

## Comparable Properties

**87 Merrett St PETERBOROUGH 3270 (VG)**   Agent Comments

 4    -    -

**Price:** \$765,000  
**Method:** Sale  
**Date:** 05/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1012 sqm approx

**Irvine St PETERBOROUGH 3270 (VG)**   Agent Comments

 3    -    -

**Price:** \$600,000  
**Method:** Sale  
**Date:** 18/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 953 sqm approx

**4 Antares St PETERBOROUGH 3270 (VG)**   Agent Comments

 4    -    -

**Price:** \$345,000  
**Method:** Sale  
**Date:** 06/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1000 sqm approx