

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

WATTON STREET PENSURST 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

\$159,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$273,750

Property type

House

Suburb

Penshurst

Period-from

01 Jun 2023

to

31 May 2024

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

71 COBB STREET PENSURST VIC 3289	\$195,000	26-Mar-24
22 MARTIN STREET PENSURST VIC 3289	\$245,000	13-Feb-23
66 WATTON STREET PENSURST VIC 3289	\$270,000	13-Mar-23

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: 24 June 2024



71 COBB STREET PENSHURST VIC 3289

Sold Price

\$195,000

Sold Date

26-Mar-24

 6  3  1

Distance

0.46km



22 MARTIN STREET PENSHURST VIC 3289

Sold Price

\$245,000

Sold Date

13-Feb-23

 3  1  1

Distance

0.13km



66 WATTON STREET PENSHURST VIC 3289

Sold Price

\$270,000

Sold Date

13-Mar-23

 4  1  2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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