

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

2208 Peppercorn Hill – Ballina Cres, Donnybrook VIC 3064

Indicative selling price

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

Lot/Land	Single Price
Lot 2208 Peppercorn Hill (395m2)	\$345,000

Lot/Land median sale price

Median Price	\$323,000	Suburb or locality	Donnybrook		
Period - From	Oct 20	To	Apr 22	Source	RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 2121 Peppercorn Hill	Lot/Land	15.6m	432m2	\$357,000	15/04/2022
Lot 2122 Peppercorn Hill	Lot/Land	14.0m	392m2	\$348,000	15/04/2022
Lot 2129 Peppercorn Hill	Lot/Land	15.0m	370m2	\$335,000	31/03/2022

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

2201 Peppercorn Hill – Ballina Cres, Donnybrook VIC 3064

Indicative selling price

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

Lot/Land	Single Price
Lot 2201 Peppercorn Hill (330m2)	\$315,000

Lot/Land median sale price

Median Price	\$323,000	Suburb or locality	Donnybrook		
Period - From	Oct 20	To	Apr 22	Source	RPM Sales Data

Comparable property sales

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 2114 Peppercorn Hill	Lot/Land	12.5m	313m2	\$302,000	15/04/2022
Lot 2117 Peppercorn Hill	Lot/Land	12.5m	313m2	\$302,000	15/04/2022
Lot 2115 Peppercorn Hill	Lot/Land	12.5m	313m2	\$302,000	15/04/2022

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

2202 Peppercorn Hill – Ballina Cres, Donnybrook VIC 3064

Indicative selling price

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

Lot/Land	Single Price
Lot 2202 Peppercorn Hill (334m2)	\$317,000

Lot/Land median sale price

Median Price	\$323,000	Suburb or locality	Donnybrook		
Period - From	Oct 20	To	Apr 22	Source	RPM Sales Data

Comparable property sales

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 2114 Peppercorn Hill	Lot/Land	12.5m	313m2	\$302,000	15/04/2022
Lot 2117 Peppercorn Hill	Lot/Land	12.5m	313m2	\$302,000	15/04/2022
Lot 2115 Peppercorn Hill	Lot/Land	12.5m	313m2	\$302,000	15/04/2022

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Lot/Land offered for sale

Address
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2203 Peppercorn Hill – Ballina Cres, Donnybrook VIC 3064

Indicative selling price

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

Lot/Land	Single Price
Lot 2203 Peppercorn Hill (380m2)	\$348,000

Lot/Land median sale price

Median Price	\$323,000	Suburb or locality	Donnybrook		
Period - From	Oct 20	To	Apr 22	Source	RPM Sales Data

Comparable property sales

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 2118 Peppercorn Hill	Lot/Land	14.0m	350m2	\$330,000	15/04/2022
Lot 2122 Peppercorn Hill	Lot/Land	14.0m	392m2	\$348,000	15/04/2022
Lot 2119 Peppercorn Hill	Lot/Land	14.0m	350m2	\$330,000	15/04/2022

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Lot/Land offered for sale

Address
Including suburb or locality and postcode

2204 Peppercorn Hill – Ballina Cres, Donnybrook VIC 3064

Indicative selling price

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

Lot/Land	Single Price
Lot 2204 Peppercorn Hill (444m2)	\$379,000

Lot/Land median sale price

Median Price	\$323,000	Suburb or locality	Donnybrook		
Period - From	Oct 20	To	Apr 22	Source	RPM Sales Data

Comparable property sales

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 2121 Peppercorn Hill	Lot/Land	15.6m	432m2	\$357,000	15/04/2022
Lot 2016 Peppercorn Hill	Lot/Land	12.5m	400m2	\$350,000	27/03/2022
Lot 2013 Peppercorn Hill	Lot/Land	14.0m	448m2	\$375,000	27/03/2022

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Lot/Land offered for sale

Address
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2205 Peppercorn Hill – Ballina Cres, Donnybrook VIC 3064

Indicative selling price

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

Lot/Land	Single Price
Lot 2205 Peppercorn Hill (384m2)	\$352,000

Lot/Land median sale price

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 2118 Peppercorn Hill	Lot/Land	14.0m	350m2	\$330,000	15/04/2022
Lot 2122 Peppercorn Hill	Lot/Land	14.0m	392m2	\$348,000	15/04/2022
Lot 2119 Peppercorn Hill	Lot/Land	14.0m	350m2	\$330,000	15/04/2022

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Lot/Land offered for sale

Address
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2207 Peppercorn Hill – Ballina Cres, Donnybrook VIC 3064

Indicative selling price

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

Lot/Land	Single Price
Lot 2207 Peppercorn Hill (350m2)	\$334,000

Lot/Land median sale price

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Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 2118 Peppercorn Hill	Lot/Land	14.0m	350m2	\$330,000	15/04/2022
Lot 2124 Peppercorn Hill	Lot/Land	12.5m	350m2	\$330,000	15/04/2022
Lot 2119 Peppercorn Hill	Lot/Land	14.0m	350m2	\$330,000	15/04/2022

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