

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

2/110 COPPARDS ROAD WHITTINGTON VIC 3219

Indicative selling price

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

Single Price

or range
between

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,000

Property type

House

Suburb

Whittington

Period-from

01 Sep 2021

to

31 Aug 2022

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

29 TOWNSEND ROAD WHITTINGTON VIC 3219	460000	16-May-22
2 DEW STREET WHITTINGTON VIC 3219	470000	23-Aug-22
191 WILSONS ROAD WHITTINGTON VIC 3219	430000	05-Jul-22

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: 26 September 2022



29 TOWNSEND ROAD WHITTINGTON VIC 3219

2 1 2

Sold Price

460000

Sold Date **16-May-22**

Distance **1.45km**



2 DEW STREET WHITTINGTON VIC 3219

2 1 1

Sold Price

^{RS} **470000**

Sold Date **23-Aug-22**

Distance **1.32km**



CHECK IN

is now a Victorian Government requirement at all open for inspections & auctions.



191 WILSONS ROAD WHITTINGTON VIC 3219

2 1 1

Sold Price

430000

Sold Date **05-Jul-22**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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