

MILLERSHIP & CO.



It's not about us,
it's about you.

STATEMENT OF INFORMATION

5 WALNUT STREET, WHITTLESEA, VIC 3757

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 WALNUT STREET, WHITTLESEA, VIC

3 1 1

Indicative Selling Price

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

Price Range: **420,000 to 460,000**

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



WHITTLESEA, VIC, 3757

Suburb Median Sale Price (House)

\$470,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/12 WALNUT ST, WHITTLESEA, VIC 3757

3 1 -

Sale Price

***\$460,000**

Sale Date: 21/12/2017

Distance from Property: 88m



4 MOPOKE MEWS, WHITTLESEA, VIC 3757

3 2 2

Sale Price

\$442,500

Sale Date: 18/10/2017

Distance from Property: 420m



1 MACMEIKAN ST, WHITTLESEA, VIC 3757

3 1 1

Sale Price

***\$440,000**

Sale Date: 19/08/2017

Distance from Property: 146m



This report has been compiled on 08/02/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 WALNUT STREET, WHITTLESEA, VIC 3757

Indicative selling price

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

Price Range: 420,000 to 460,000

Median sale price

Median price \$470,000

House

Unit

Suburb

WHITTLESEA

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
2/12 WALNUT ST, WHITTLESEA, VIC 3757	*\$460,000	21/12/2017
4 MOPOKE MEWS, WHITTLESEA, VIC 3757	\$442,500	18/10/2017
1 MACMEIKAN ST, WHITTLESEA, VIC 3757	*\$440,000	19/08/2017