



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

11A James Street Whittlesea 3757

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 \$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median price \$447,000

*House x

*Unit

Suburb Whittlesea 3757

Period - From Jan 17

to Feb 17

Source RP Data

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
34 Corella Drive Whittlesea 3757	\$430,000	18/1/17
4 Hilda Place Whittlesea 3757	\$400,000	1/12/16
27 Northwood Drive Whittlesea 3757	\$415,000	20/3/17

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.

► SOLD PROPERTIES



34 Corella Drive Whittlesea VIC 3757

Sold Price: \$430,000
Sold Date: 18 Jan 2017
Category: House: Standard
Lot Plan: 64/PS422044 WHITTLESEA VIC



Distance: 0.66km



4 Hilda Place Whittlesea VIC 3757

Sold Price: \$400,000
Sold Date: 1 Dec 2016
Category: House: Standard
Lot Plan: 24/PS317178 WHITTLESEA VIC



Distance: 0.57km



27 Northwood Drive Whittlesea VIC 3757

Sold Price: \$415,000
Sold Date: 20 Mar 2017
Category: House: Standard
Lot Plan: 67/PS447363 WHITTLESEA VIC



Distance: 0.88km

► RECENT MEDIAN SALE PRICES

Recent Median Sale Prices (House)

Period	WHITTLESEA	WHITTLESEA
	Median Price	Median Price
February 2017	\$447,000	\$481,000
January 2017	\$447,000	\$480,000
December 2016	\$446,000	\$477,700
November 2016	\$443,500	\$474,900
October 2016	\$442,000	\$467,037
September 2016	\$435,000	\$460,000
August 2016	\$433,000	\$457,750
July 2016	\$423,500	\$455,000
June 2016	\$415,000	\$450,000
May 2016	\$410,000	\$446,500
April 2016	\$405,500	\$440,000
March 2016	\$397,500	\$437,500

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period