

Statement of Information

Single residential property located in the Melbourne metropolitan area

		Secti	ions 4/AF o	t the Estate A	gents Act 1980
Property offered fo	r sale				
Address Including suburb and postcode	11A James Street Whittlesea 3757				
Indicative selling p	rice				
For the meaning of this p	rice see consumer.vic	c.gov.au/underquoting	(*Delete single	price or range as	applicable)
Single price	\$*	or range between \$4	400,000	&	\$430,000
Median sale price	F - 1.1-2				
(*Delete house or unit as	applicable)				
Median price	\$447,000 *H	ouse x *Unit	Su	burb Whittlesea	3757
Period - From	Jan 17 to F	eb 17	Source RP [Data	
Comparable prope	rty sales (*Delete	A or B below as	applicable)		
		vithin two kilometres of e considers to be most			
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 64/PS422044 WHITTLESEA VIC Lot Plan:









0.66km Distance:



4 Hilda Place Whittlesea VIC 3757

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











0.57km Distance:



27 Northwood Drive Whittlesea VIC 3757

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









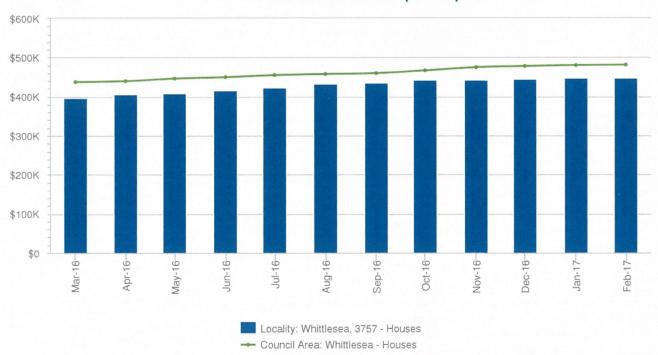
Distance: 0.88km



► RECENT MEDIAN SALE PRICES

	WHITTLESEA	WHITTLESEA
Period	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

Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period