

Gavin Butler 03 5448 3322 0427 887 766 sales@gavinbutler.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address Including suburb or locality andpostcode	12 Plumridge Street, White Hills Vic 3550					
ndicative selling price						

Indicative selling price

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

Range between	\$299,000	&	\$325,000
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Median sale price

Median price	\$285,000	Hou	ise X	Unit		Suburb or locality	White Hills
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4 Koomba St WHITE HILLS 3550	\$320,000	20/08/2018
2	3/20 Verbena Tce EPSOM 3551	\$312,000	27/08/2018
3	10 Hamelin St WHITE HILLS 3550	\$295,000	12/06/2018

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 eighteen months.

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Indicative Selling Price \$299,000 - \$325,000 **Median House Price** Year ending June 2018: \$285,000

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Rooms:

Property Type: House Land Size: 621 sqm approx

Agent Comments

Comparable Properties



4 Koomba St WHITE HILLS 3550 (REI/VG)

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Price: \$320,000 Method: Private Sale Date: 20/08/2018 Rooms: 4

Property Type: House

Land Size: 510 sqm approx

3/20 Verbena Tce EPSOM 3551 (REI)







Price: \$312,000 Method: Private Sale Date: 27/08/2018

Rooms: 4

Property Type: House Land Size: 457 sqm approx

10 Hamelin St WHITE HILLS 3550 (REI/VG)







Price: \$295,000 Method: Private Sale Date: 12/06/2018 Rooms: 5

Property Type: House Land Size: 752 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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