

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 or
locality and postcode

12 Plumridge Street, White Hills Vic 3550

Indicative selling price

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

Range between \$299,000

&

\$325,000

Median sale price

Median price \$285,000

House

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)

A* 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.

	Address 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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 3  1  2

Rooms:
Property Type: House
Land Size: 621 sqm approx
Agent Comments

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

Comparable Properties



4 Koomba St WHITE HILLS 3550 (REI/VG)

Agent Comments

 3  1  1

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)

Agent Comments

 3  1  2

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)

Agent Comments

 4  2  2

Price: \$295,000
Method: Private Sale
Date: 12/06/2018
Rooms: 5
Property Type: House
Land Size: 752 sqm approx