

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

13 OVENS CIRCUIT WHITTLESEA VIC 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$790,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Whittlesea

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 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

10 OAK STREET WHITTLESEA VIC 3757	\$785,000	12-Jul-23
14 OAK STREET WHITTLESEA VIC 3757	\$800,000	28-Jun-23

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 6 months.

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**10 OAK STREET WHITTLESEA VIC 3757**

Sold Price

<sup>RS</sup>

**\$785,000**

Sold Date

**12-Jul-23**



4



2



2

Distance

**0.59km**



**14 OAK STREET WHITTLESEA VIC 3757**

Sold Price

<sup>RS</sup>

**\$800,000**

Sold Date

**28-Jun-23**



4



2



2

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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