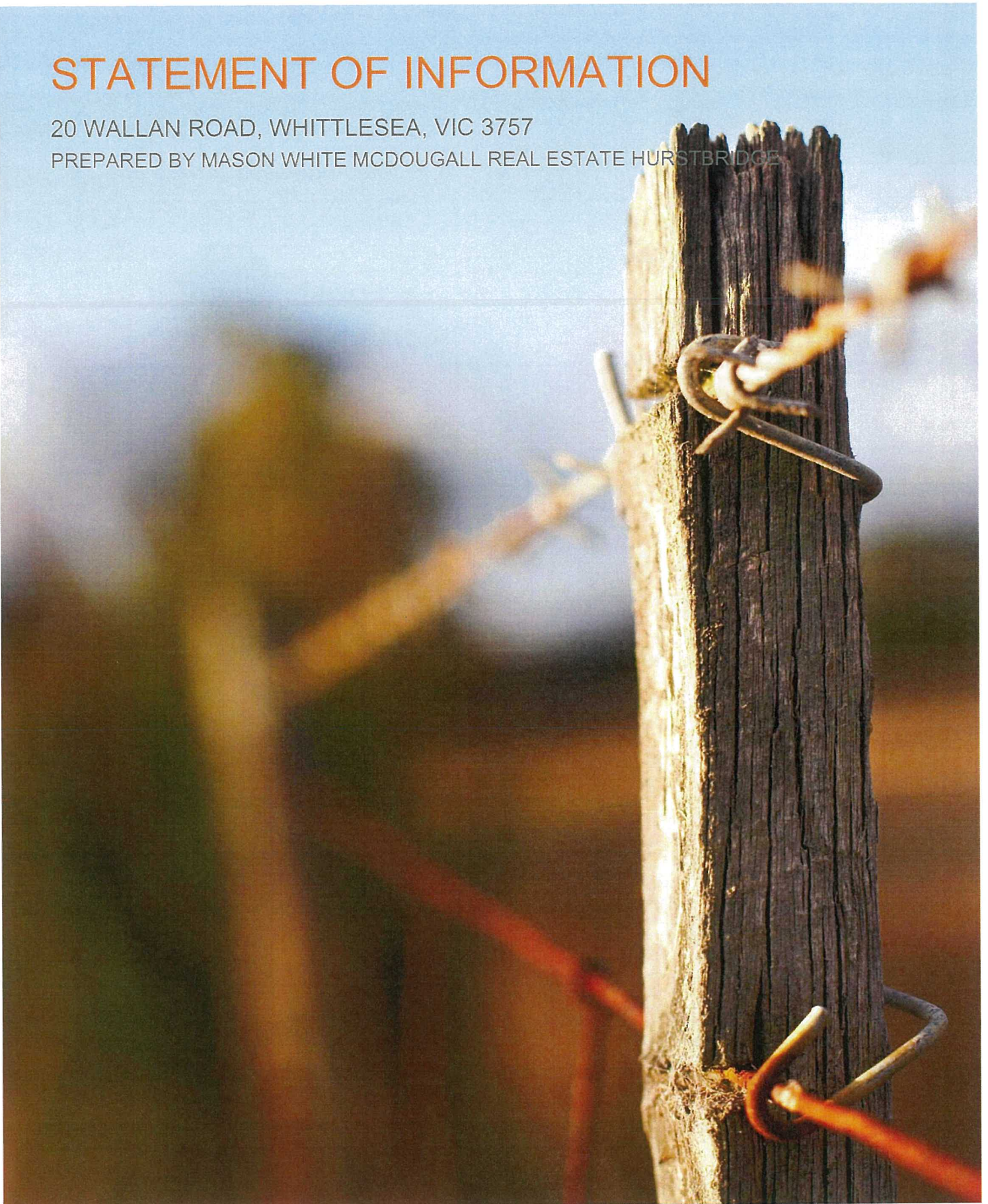


STATEMENT OF INFORMATION

20 WALLAN ROAD, WHITTLESEA, VIC 3757

PREPARED BY MASON WHITE MCDOUGALL REAL ESTATE HURSTBRIDGE



masonwhitemcdougall



masonwhitemcdougall

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 WALLAN ROAD, WHITTLESEA, VIC

4 2 -

Indicative Selling Price

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

\$609,000

SUBURB MEDIAN



WHITTLESEA, VIC, 3757

Suburb Median Sale Price (House)

\$465,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



37 LORIKEET CRES, WHITTLESEA, VIC 3757

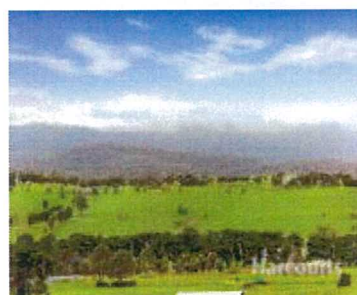
4 3 2

Sale Price

\$555,000

Sale Date: 28/01/2017

Distance from Property: 660m



10 PELICAN WALK, WHITTLESEA, VIC 3757

4 2 2

Sale Price

***\$540,000**

Sale Date: 03/01/2017

Distance from Property: 801m



70 LAUREL ST, WHITTLESEA, VIC 3757

3 2 4

Sale Price

\$600,000

Sale Date: 29/01/2017

Distance from Property: 566m



This report has been compiled on 09/06/2017 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2017 -

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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 20 WALLAN ROAD, WHITTLESEA, VIC 3757


Indicative selling price

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

Single Price / Range \$609,000

Median sale price

Median price \$465,000 House ☒ Unit ☐ Suburb WHITTLESEA

Period 01 April 2016 to 31 March 2017 Source 

Comparable property sales

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
37 LORIKEET CRES, WHITTLESEA, VIC 3757	\$555,000	28/01/2017
10 PELICAN WALK, WHITTLESEA, VIC 3757	*\$540,000	03/01/2017
70 LAUREL ST, WHITTLESEA, VIC 3757	\$600,000	29/01/2017