

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

Stage 1 & 2 Weeroona Estate, 419-425 Napier Street White Hills

Indicative selling price

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

Single price \$*145,000

or range between \$*

&

\$

Median sale price

Median price \$155,500

Property type VACANT LAND

Suburb WHITE HILLS

Period - From 01 APRIL 2019

to

31 MARCH 2020

Source PRICEFINDER

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 18 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 8 RHEOLA DRIVE, WHITE HILLS, VIC 3550 | \$152,000 | 08/08/2019 |
| 2 3 CAPTAIN COURT, WHITE HILLS , VIC 3550 | \$155,000 | 21/08/2019 |
| 3 5 FORBES COURT, NORTH BENDIGO, VIC 3550 | \$145,000 | 04/12/2019 |

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 18 months.

This Statement of Information was prepared on: 08/04/2020