

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

16 Gardenia Place,  
WHITTLESEA 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$420,000**

### Median sale price

Median **House** for **Whittlesea** for period **Apr 2012 - Nov 2016**  
Sourced from [Homesales.com.au](http://Homesales.com.au).

**\$433,561**

### Comparable property sales

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 the most comparable to the property for sale.

15 Ovens Circuit,  
WHITTLESEA 3757

**Price \$490,000** Sold 04 May 2017

27 Northwood Drive,  
WHITTLESEA 3757

**Price \$415,000** Sold 23 April 2017

13 Pochoen Place,  
WHITTLESEA 3757

**Price \$467,000** Sold 07 March 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Homesales.com.au](http://Homesales.com.au).

House



3 beds



2 baths



2 parking

### Contact agents

 **Ed Ermanis**  
Elders

0397162000  
0427139478  
[elderswhittlesea@bigpond.com](mailto:elderswhittlesea@bigpond.com)

**Elders Real Estate Whittlesea**

1/75 Church Street,  
Whittlesea VIC 3757