

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

32 Waterview Drive, White Hills Vic 3550

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$529,000 Property Type House Suburb White Hills

Period - From 01/04/2021 to 31/03/2022 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 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	2 Caledonia St NORTH BENDIGO 3550	\$700,000	10/01/2022
2	9 Amber Ct EAST BENDIGO 3550	\$680,000	11/01/2022
3	8 Orville Way WHITE HILLS 3550	\$660,000	23/05/2022

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:

30/05/2022 14:21

32 Waterview Drive, White Hills Vic 3550



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



4 2 2

Rooms: 6
Property Type: House
Land Size: 521 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
Year ending March 2022: \$529,000

Comparable Properties



2 Caledonia St NORTH BENDIGO 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$700,000
Method: Private Sale
Date: 10/01/2022
Property Type: House
Land Size: 351 sqm approx



9 Amber Ct EAST BENDIGO 3550 (REI)

Agent Comments

3 2 3

Price: \$680,000
Method: Private Sale
Date: 11/01/2022
Property Type: House



8 Orville Way WHITE HILLS 3550 (REI)

Agent Comments

4 2 2

Price: \$660,000
Method: Private Sale
Date: 23/05/2022
Property Type: House
Land Size: 395 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.