

# 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

49a Raglan Street, White Hills Vic 3550

### Indicative selling price

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

Single price

\$385,000

### Median sale price

Median price

\$375,000

Property Type

House

Suburb

White Hills

Period - From

29/01/2020

to

28/01/2021

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	366 Napier St WHITE HILLS 3550	\$401,000	16/11/2020
2	417 Napier St WHITE HILLS 3550	\$388,000	28/02/2020
3	26 Dowding St CALIFORNIA GULLY 3556	\$385,000	18/12/2020

**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:

29/01/2021 13:21

49a Raglan Street, White Hills Vic 3550



Justin Pell C.A.R.  
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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 805 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$385,000

**Median House Price**  
29/01/2020 - 28/01/2021: \$375,000

## Comparable Properties



**366 Napier St WHITE HILLS 3550 (REI/VG)**

Agent Comments



**Price:** \$401,000  
**Method:** Private Sale  
**Date:** 16/11/2020  
**Property Type:** House  
**Land Size:** 1035 sqm approx



**417 Napier St WHITE HILLS 3550 (REI/VG)**

Agent Comments



**Price:** \$388,000  
**Method:** Private Sale  
**Date:** 28/02/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 574 sqm approx



**26 Dowding St CALIFORNIA GULLY 3556 (REI)**

Agent Comments



**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 18/12/2020  
**Property Type:** House  
**Land Size:** 676 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000



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.