

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

19 JAMES STREET, WHITTLESEA, VIC 3757

Indicative selling price

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

Price Range: \$591,000 to \$653,000

Median sale price

Median price

\$500,000

House

X

Unit

Suburb

WHITTLESEA

Period

01 April 2017 to 31 March 2018

Source


pricefinder

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
2 OVENS CCT, WHITTLESEA, VIC 3757	\$602,000	12/02/2018
47 FIR ST, WHITTLESEA, VIC 3757	\$620,000	28/11/2017
8 MUDLARK RD, WHITTLESEA, VIC 3757	\$640,000	19/07/2017
20 WALLAN RD, WHITTLESEA, VIC 3757	\$625,000	13/06/2017



masonwhite McDougall

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 JAMES STREET, WHITTLESEA, VIC

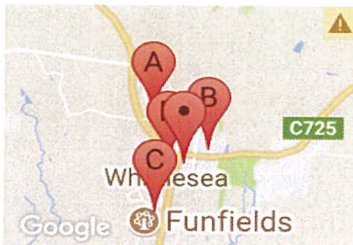
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Indicative Selling Price

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Price Range: \$591,000 to \$653,000

MEDIAN SALE PRICE



WHITTLESEA, VIC, 3757

Suburb Median Sale Price (House)

\$500,000

01 April 2017 to 31 March 2018

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.



2 OVENS CCT, WHITTLESEA, VIC 3757

3 2 2

Sale Price

\$602,000

Sale Date: 12/02/2018

Distance from Property: 855m



47 FIR ST, WHITTLESEA, VIC 3757

3 2 2

Sale Price

\$620,000

Sale Date: 28/11/2017

Distance from Property: 397m



8 MUDLARK RD, WHITTLESEA, VIC 3757

3 3 4

Sale Price

\$640,000

Sale Date: 19/07/2017

Distance from Property: 820m



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20 WALLAN RD, WHITTLESEA, VIC 3757

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Sale Price

\$625,000

Sale Date: 13/06/2017

Distance from Property: 210m



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19 JAMES STREET, WHITTLESEA, VIC 3757

PREPARED BY MASON WHITE MCDUGALL REAL ESTATE HURSTBRIDGE