

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

13/21 Heinz Street, White Hills Vic 3550

Indicative selling price

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

Range between

\$515,000

&

\$525,000

Median sale price

Median price

\$530,000

Property Type

House

Suburb

White Hills

Period - From

08/09/2021

to

07/09/2022

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	4 Flemington Pl ASCOT 3551	\$540,000	22/06/2022
2	65 Manna Gum Dr EPSOM 3551	\$510,000	10/08/2022
3	7/21 Heinz St WHITE HILLS 3550	\$503,000	07/06/2022

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:

08/09/2022 11:59



3 2 2

Property Type: Townhouse
(Single)

Land Size: 434 sqm approx

Agent Comments

Indicative Selling Price

\$515,000 - \$525,000

Median House Price

08/09/2021 - 07/09/2022: \$530,000

Comparable Properties



4 Flemington PI ASCOT 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$540,000

Method: Private Sale

Date: 22/06/2022

Property Type: House

Land Size: 428 sqm approx



65 Manna Gum Dr EPSOM 3551 (REI)

Agent Comments

3 2 2

Price: \$510,000

Method: Private Sale

Date: 10/08/2022

Property Type: House

Land Size: 490 sqm approx



7/21 Heinz St WHITE HILLS 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$503,000

Method: Private Sale

Date: 07/06/2022

Property Type: House

Land Size: 414 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000