

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 117 St Killians Street, White Hills VIC 3550

Indicative selling price

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

\$310,000

&

\$330,000

Median sale price

Median price \$295,000

House

X

Suburb or
locality White Hills

Period - From December
21st 2017

to

January 4th
2018

Source www.realestate.com.au

Comparable property sales

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. 1 Goynes Road, Epsom VIC 3551	\$348,000	17/11/17
2. 37 Kennewell Street, White Hills VIC 3550	\$290,000	11/07/17
3. 67 Buckland Street, Epsom VIC 3551	\$355,000	29/11/17

Property data source: www.rpdata.com.au. Generated on 04/01/18.

Additional information about comparable sales.



Epsom 1 Goynes Road

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 470m2



White Hills 37 Kennewell Street

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 542m2



Epsom 67 Buckland Street

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 560m2