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**Indicative Selling Price**

\$410,000 - \$450,000

**Median House Price**

June quarter 2017: \$487,500



**Rooms:**

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 4001 sqm approx

**Agent Comments**

## Comparable Properties



**lot 1 45 Ridge Rd WHITTLESEA 3757 (REI)**

**Agent Comments**



**Price:** \$430,000

**Method:** Private Sale

**Date:** 10/03/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 4000 sqm approx



**14 Dunnart Blvd WHITTLESEA 3757 (REI/VG)**

**Agent Comments**



**Price:** \$427,000

**Method:** Private Sale

**Date:** 26/04/2017

**Rooms:** 1

**Property Type:** Land

**Land Size:** 4046 sqm approx

**22 Tambo Cirt WHITTLESEA 3757 (REI)**

**Agent Comments**



**Price:** \$410,000

**Method:** Auction Sale

**Date:** 22/07/2017

**Rooms:** -

**Property Type:** Land (Res)

**Land Size:** 1730 sqm approx

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

24 Dunnart Boulevard, Whittlesea Vic 3757

#### Indicative selling price

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

Range between \$410,000 & \$450,000

#### Median sale price

Median price \$487,500 House ☒ Unit ☐ Suburb Whittlesea

Period - From 01/04/2017 to 30/06/2017 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1 lot 1 45 Ridge Rd WHITTLESEA 3757	\$430,000	10/03/2017
2 14 Dunnart Blvd WHITTLESEA 3757	\$427,000	26/04/2017
3 22 Tambo Cirt WHITTLESEA 3757	\$410,000	22/07/2017

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~