

Lucas McLeish 97178801 0439 448 599 Imcleish@barryplant.com.au

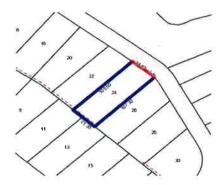
Indicative Selling Price \$410,000 - \$450,000 Median House Price June quarter 2017: \$487,500



Property Type: Hobby Farm < 20

Land Size: 4001 sqm approx

Agent Comments



Comparable Properties



lot 1 45 Ridge Rd WHITTLESEA 3757 (REI)



Price: \$430,000 Method: Private Sale Date: 10/03/2017

Rooms: -

Property Type: Land

Land Size: 4000 sqm approx

Agent Comments



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)

Price: \$410,000 Method: Auction Sale Date: 22/07/2017

Rooms: -

-

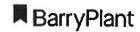
Property Type: Land (Res) Land Size: 1730 sqm approx **Agent Comments**

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Dranavty offered for cale						
Property offered for sale						
Address Including suburb and postcode	24 Dunnart E	Boulevard, Whi	ttlesea Vic 3757			3
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$410,000		&	\$450,000			
Median sale price						
Median price \$487,500	0 Hou	use X	Unit		Suburb	Whittlesea
Period - From 01/04/20	017 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 WHITTI ESEA 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.

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