

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

10 King Parrot Way, Whittlesea Vic 3757

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$650,000 Property Type House Suburb Whittlesea

Period - From 01/10/2020 to 30/09/2021 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	1 Wren Ct WHITTLESEA 3757	\$850,000	01/08/2021
2	20 Bourke St WHITTLESEA 3757	\$820,000	10/09/2021
3	12 Walnut St WHITTLESEA 3757	\$820,000	19/05/2021

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.~~

This Statement of Information was prepared on:

11/11/2021 11:15



Property Type: Land

Agent Comments

Indicative Selling Price

\$820,000 - \$870,000

Median House Price

Year ending September 2021: \$650,000

Comparable Properties

1 Wren Ct WHITTLESEA 3757 (VG)

Agent Comments



Price: \$850,000

Method: Sale

Date: 01/08/2021

Property Type: House (Res)

Land Size: 738 sqm approx



20 Bourke St WHITTLESEA 3757 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 10/09/2021

Property Type: House

Land Size: 1009 sqm approx



12 Walnut St WHITTLESEA 3757 (VG)

Agent Comments



Price: \$820,000

Method: Sale

Date: 19/05/2021

Property Type: House (Res)

Land Size: 693 sqm approx

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