



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2 Ovens Circuit Whittlesea 3757

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$560,000 & \$590,000

Median sale price

(*Delete house or unit as applicable)

Median price \$462,000 *House x *Unit Suburb Whittlesea 3757

Period - From October 2017 to October 2017 Source RP Data

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
6 King Parrot Way Whittlesea 3757	\$525,000	5/5/17
48 King Parrot Way Whittlesea 3757	\$555,000	24/8/17
37 Ovens Circuit Whittlesea 3757	\$592,000	21/12/17

► SOLD PROPERTIES



6 King Parrot Way Whittlesea VIC 3757

Sold Price: \$525,000
 Sold Date: 5 May 2017
 Category: House: Standard
 Lot Plan: 74/PS525371 WHITTLESEA VIC



Distance: 0.20km



48 King Parrot Way Whittlesea VIC 3757

Sold Price: \$555,000
 Sold Date: 24 Aug 2017
 Category: House
 Lot Plan: 202/PS625342 WHITTLESEA VIC



Distance: 0.40km



37 Ovens Circuit Whittlesea VIC 3757

Sold Price: \$592,000
 Sold Date: 21 Dec 2017
 Category: House: One Storey / Lowset
 Lot Plan: 96/PS525368 WHITTLESEA VIC



Distance: 0.24km