

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

8 Pelican Walk, Whittlesea Vic 3757

Indicative selling price

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

Range between \$940,000 & \$990,000

Median sale price

Median price \$633,500 Property Type House Suburb Whittlesea

Period - From 01/07/2020 to 30/06/2021 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	6 Tarago Ct WHITTLESEA 3757	\$885,000	07/05/2021
2	20 James St WHITTLESEA 3757	\$880,000	30/06/2021
3	1 Wren Ct WHITTLESEA 3757	\$850,000	01/08/2021

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:

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Property Type: Land
Land Size: 747 sqm approx
 Agent Comments

Indicative Selling Price
 \$940,000 - \$990,000
Median House Price
 Year ending June 2021: \$633,500

Comparable Properties

6 Tarago Ct WHITTLESEA 3757 (VG)

Agent Comments



Price: \$885,000
Method: Sale
Date: 07/05/2021
Property Type: House (Res)
Land Size: 885 sqm approx

20 James St WHITTLESEA 3757 (VG)

Agent Comments



Price: \$880,000
Method: Sale
Date: 30/06/2021
Property Type: House (Res)
Land Size: 920 sqm approx

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

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