Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Pelican Walk, Whittlesea Vic 3757

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$940,000		&		\$990,000			
Median sale p	rice							
Median price	\$633,500	Pro	operty Type	Hou	se		Suburb	Whittlesea
Period - From	01/07/2020	to	30/06/2021		So	ource	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.

Ad	dress 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:

24/09/2021 12:58



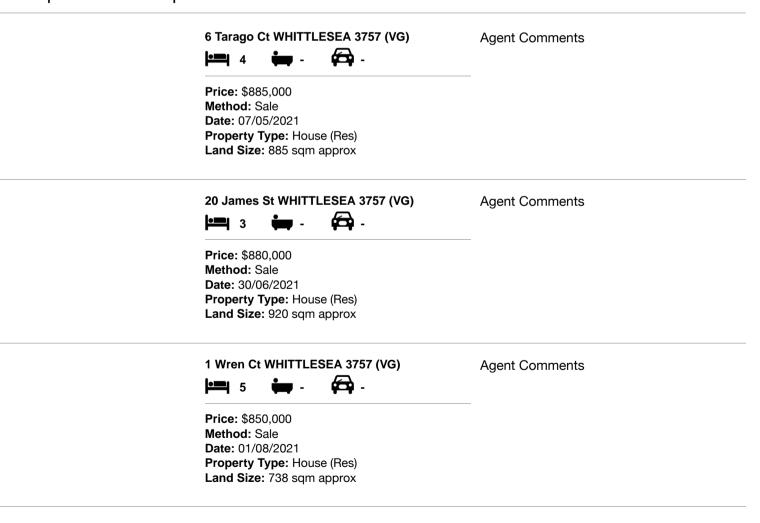






Property Type: Land Land Size: 747 sqm approx Agent Comments Indicative Selling Price \$940,000 - \$990,000 Median House Price Year ending June 2021: \$633,500

Comparable Properties



Account - Buckingham & Co | P: 03 9435 0999 | F: 03 9435 0111

propertydata



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