

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3 Roche Court, White Hills VIC 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$285,000 - \$295,000

### Median sale price

Median price \$313,250 House ☒ Suburb or locality White Hills  
Period - From Jan 2<sup>nd</sup> 2019 to Jan 30<sup>th</sup> 2019 Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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. 1/49 Raglan Street, White Hills VIC 3550	\$330,000	Dec 14 <sup>th</sup> 2018
2. 2 Maplewood Court, White Hills VIC 3550	\$330,000	Jun 27 <sup>th</sup> 2018
3. 13 Carrington Close, White Hills VIC 3550	\$335,000	Nov 30 <sup>th</sup> 2017

Property data source: [www.rpdata.com](http://www.rpdata.com) . Generated on Jan 30<sup>th</sup> 2019.

## Additional information about comparable sales.



**White Hills** 1/49 Raglan Street

**3 BED 2 BATH 1 CAR**

**METHOD** Private

**TYPE** House

**LAND** 457m2



**White Hills** 2 Maplewood Court

**3 BED 2 BATH 2 CAR**

**METHOD** Private

**TYPE** House

**LAND** 342m2



**White Hills** 13 Carrington Close

**3 BED 2 BATH 2 CAR**

**METHOD** Private

**TYPE** House

**LAND** 319m2

Property data source: [www.rpdata.com](http://www.rpdata.com) . Generated on Jan 30<sup>th</sup> 2019.