

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

15 Old Kent Road, Whittlesea Vic 3757

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$480,000

Property Type Unit

Suburb Whittlesea

Period - From 22/02/2021

to

21/02/2022

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 Laura Ct WHITTLESEA 3757 | \$550,000 | 30/10/2021 |
| 2 | 2 Celina CI WHITTLESEA 3757 | \$550,000 | 18/11/2021 |
| 3 | 14 Old Kent Rd WHITTLESEA 3757 | \$500,000 | 09/09/2021 |

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:

22/02/2022 15:08



3 -

Property Type: Unit
Agent Comments

Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

22/02/2021 - 21/02/2022: \$480,000

Comparable Properties



1 Laura Ct WHITTLESEA 3757 (REI/VG)

Agent Comments

3 2 1

Price: \$550,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 438 sqm approx



2 Celina Cl WHITTLESEA 3757 (REI/VG)

Agent Comments

3 1 2

Price: \$550,000

Method: Private Sale

Date: 18/11/2021

Property Type: House

Land Size: 398 sqm approx



14 Old Kent Rd WHITTLESEA 3757 (REI/VG)

Agent Comments

3 2 1

Price: \$500,000

Method: Private Sale

Date: 09/09/2021

Property Type: House