

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

4 Hilda Place, Whittlesea Vic 3757

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$775,000 Property Type House Suburb Whittlesea

Period - From 23/12/2022 to 22/12/2023 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	20 Oshannassy Way WHITTLESEA 3757	\$710,000	18/10/2023
2			
3			

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:

23/12/2023 20:21



Rooms: 10
Property Type: House (Previously Occupied - Detached)
Land Size: 442 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$650,000 - \$680,000
Median House Price
23/12/2022 - 22/12/2023: \$775,000

This well presented family home is a short walk to town located in a quiet court with three bedrooms, two bathrooms, two large living areas, alfresco and double garage.

Comparable Properties



20 Oshannassy Way WHITTLESEA 3757 (REI) [Agent Comments](#)



Price: \$710,000
Method: Private Sale
Date: 18/10/2023
Property Type: House (Res)
Land Size: 664 sqm approx

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.