



masonwhite McDougall



STATEMENT OF INFORMATION

18 FOREST STREET, WHITTLESEA, VIC 3757

PREPARED BY MASON WHITE MCDOUGALL REAL ESTATE HURSTBRIDGE





masonwhitemcdougall

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 FOREST STREET, WHITTLESEA, VIC

2 1 1

Indicative Selling Price

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

\$325,000

SUBURB MEDIAN



WHITTLESEA, VIC, 3757

Suburb Median Sale Price (House)

\$465,000

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



67 LAUREL ST, WHITTLESEA, VIC 3757

2 1 1

Sale Price

\$370,000

Sale Date: 07/03/2017

Distance from Property: 377m



22 ST RAFAEL PL, WHITTLESEA, VIC 3757

2 1 1

Sale Price

\$360,002

Sale Date: 04/03/2017

Distance from Property: 666m



31 WALNUT ST, WHITTLESEA, VIC 3757

2 1 1

Sale Price

***\$350,000**

Sale Date: 21/12/2016

Distance from Property: 164m



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 FOREST STREET, WHITTLESEA, VIC 3757

Indicative selling price

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

Single Price / Range

\$325,000

Median sale price

Median price

\$465,000

House

X

Unit

Suburb

WHITTLESEA

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
67 LAUREL ST, WHITTLESEA, VIC 3757	\$370,000	07/03/2017
22 ST RAFAEL PL, WHITTLESEA, VIC 3757	\$360,002	04/03/2017
31 WALNUT ST, WHITTLESEA, VIC 3757	*\$350,000	21/12/2016