

# STATEMENT OF INFORMATION

18 FOREST STREET, WHITTLESEA, VIC 3757 PREPARED BY MASON WHITE MCDOUGALL REAL ESTATE HURSTBRIDGE

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 18 FOREST STREET, WHITTLESEA, VIC





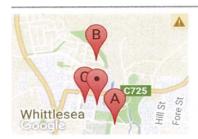


Indicative Selling Price

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







Sale Price

\$370,000

Sale Date: 07/03/2017

Distance from Property: 377m





#### 22 ST RAFAEL PL, WHITTLESEA, VIC 3757







Sale Price

\$360,002

Sale Date: 04/03/2017

Distance from Property: 666m





31 WALNUT ST, WHITTLESEA, VIC 3757







Sale Price

\*\$350,000

Sale Date: 21/12/2016

Distance from Property: 164m



# 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	pricefinder			

#### 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

