



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 24 Bellbird Drive Whittlesea 3757

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$400,000 & \$440,000

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000 *House x *Unit Suburb Whittlesea 3757

Period - From March 2017 to March 2017 Source RP Data

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
34 Corella Drive Whittlesea 3757	\$430,000	18/1/17
27 Northwood Drive Whittlesea 3757	\$415,000	20/3/17
8 Wren Court Whittlesea 3757	\$472,000	8/2/17

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.

► SOLD PROPERTIES

	34 Corella Drive Whittlesea VIC 3757	   
	<p>Sold Price: \$430,000</p> <p>Sold Date: 18 Jan 2017</p> <p>Category: House: Standard</p> <p>Lot Plan: 64/PS422044 WHITTLESEA VIC</p>	Distance: 0.17km
	27 Northwood Drive Whittlesea VIC 3757	   
	<p>Sold Price: \$415,000</p> <p>Sold Date: 20 Mar 2017</p> <p>Category: House: Standard</p> <p>Lot Plan: 67/PS447363 WHITTLESEA VIC</p>	Distance: 1.29km
	8 Wren Court Whittlesea VIC 3757	   
	<p>Sold Price: \$472,000</p> <p>Sold Date: 8 Feb 2017</p> <p>Category: House</p> <p>Lot Plan: 137/PS422049 WHITTLESEA VIC</p>	Distance: 0.26km

► RECENT MEDIAN SALE PRICES

Recent Median Sale Prices (House)

Period	WHITTLESEA	WHITTLESEA
	Median Price	Median Price
March 2017	\$450,000	\$488,250
February 2017	\$450,000	\$482,000
January 2017	\$448,500	\$480,000
December 2016	\$446,000	\$477,000
November 2016	\$443,500	\$472,500
October 2016	\$442,000	\$466,000
September 2016	\$435,000	\$460,000
August 2016	\$433,000	\$457,000
July 2016	\$423,500	\$454,900
June 2016	\$415,000	\$450,000
May 2016	\$410,000	\$446,250
April 2016	\$405,500	\$440,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period