

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

97 Townsend Road, Whittington Vic 3219

Indicative selling price

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

Range between \$379,000

&

\$415,000

Median sale price

Median price \$405,000

Property Type House

Suburb Whittington

Period - From 06/04/2020

to

05/04/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	74 Townsend Rd ST ALBANS PARK 3219	\$425,000	11/12/2020
2	15 Gemini Ct WHITTINGTON 3219	\$405,000	06/01/2021
3	223 Wilsons Rd WHITTINGTON 3219	\$380,000	08/01/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

06/04/2021 10:18

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Indicative Selling Price

\$379,000 - \$415,000

Median House Price

06/04/2020 - 05/04/2021: \$405,000



Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 558 sqm approx

Agent Comments

Comparable Properties



74 Townsend Rd ST ALBANS PARK 3219 (VG) Agent Comments



Price: \$425,000

Method: Sale

Date: 11/12/2020

Property Type: House (Res)

Land Size: 669 sqm approx

15 Gemini Ct WHITTINGTON 3219 (VG)

Agent Comments



Price: \$405,000

Method: Sale

Date: 06/01/2021

Property Type: House (Res)

Land Size: 600 sqm approx



223 Wilsons Rd WHITTINGTON 3219 (REI/VG) Agent Comments



Price: \$380,000

Method: Private Sale

Date: 08/01/2021

Property Type: House

Land Size: 558 sqm approx