

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

11 MURRINDAL WAY WHITTLESEA VIC 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Whittlesea

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

119 OAKBANK BOULEVARD WHITTLESEA VIC 3757	\$730,000	07-Oct-22
104 OAKBANK BOULEVARD WHITTLESEA VIC 3757	\$765,000	03-Aug-23
9 DELEGATE WAY WHITTLESEA VIC 3757	\$710,000	08-Nov-23

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 6 months.~~

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**119 OAKBANK BOULEVARD
WHITTLESEA VIC 3757**

4 2 2

Sold Price **\$730,000** Sold Date **07-Oct-22**

Distance **0.3km**



**104 OAKBANK BOULEVARD
WHITTLESEA VIC 3757**

4 2 2

Sold Price **\$765,000** Sold Date **03-Aug-23**

Distance **0.28km**



**9 DELEGATE WAY WHITTLESEA
VIC 3757**

4 2 4

Sold Price **\$710,000** Sold Date **08-Nov-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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