

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

2 Marroo Street, White Hills 3550

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price

\$535,000

Property type

House

Suburb

White Hills

Period - From

30th October 2021

to

30th October 2022

Source

Realestate.com.au

Comparable property sales

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
12 Lyons Street, White Hills	\$ 597,000	05 th July 2022
39 Nottingham Court, White Hills	\$ 545,000	08 th March 2022
4 Heinz Street, White Hills	\$ 542,000	31 st January 2022

This Statement of Information was prepared on: 1st November 2022