

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 445 Napier Street, White Hills Vic 3550

Indicative selling price

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

Range between \$390,000

&

\$429,000

Median sale price

Median price \$285,000

House

X

Unit

Suburb

White Hills

Period - From 01/07/2017

to

30/06/2018

Source REIV

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
1	31 Harney St NORTH BENDIGO 3550	\$445,000	24/05/2018
2	299-301 Barnard St BENDIGO 3550	\$440,000	01/06/2018
3	3 Bannister St NORTH BENDIGO 3550	\$420,000	25/05/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 662 sqm approx

Agent Comments

Indicative Selling Price

\$390,000 - \$429,000

Median House Price

Year ending June 2018: \$285,000

Comparable Properties



31 Harney St NORTH BENDIGO 3550 (REI/VG) Agent Comments



Price: \$445,000

Method: Private Sale

Date: 24/05/2018

Rooms: 7

Property Type: House

Land Size: 505 sqm approx



299-301 Barnard St BENDIGO 3550 (REI)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 01/06/2018

Rooms: 6

Property Type: House

Land Size: 550 sqm approx



3 Bannister St NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 25/05/2018

Rooms: 5

Property Type: House

Land Size: 412 sqm approx