

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 48 Sherwin Street 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 \$550,000 & \$580,000

Median sale price

(*Delete house or unit as applicable)

Median price \$452,000 *House x *Unit Suburb Whittlesea 3757
Period - From April 17 to April 17 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
46 Bourke Street Whittlesea 3757	\$632,000	29/5/17
34 Paddock Street Whittlesea 3757	\$503,600	4/5/17
41 Sherwin Street Whittlesea 3757	\$600,000	19/4/17

OR

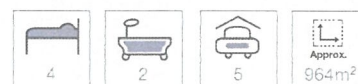
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

► SOLD PROPERTIES



46 Bourke Street Whittlesea VIC 3757

Sold Price: **\$632,000**
 Sold Date: **29 May 2017**
 Category: House
 Lot Plan: 2/PS419574 WHITTLESEA VIC

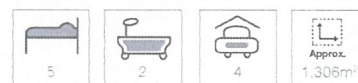


Distance: 0.26km



34 Paddock Street Whittlesea VIC 3757

Sold Price: **\$503,600**
 Sold Date: **4 May 2017**
 Category: House: One Storey / Lowset
 Lot Plan: 9/LP30537 WHITTLESEA VIC



Distance: 0.13km

41 Sherwin Street Whittlesea VIC 3757

Sold Price: **\$600,000**
 Sold Date: **19 Apr 2017**
 Category: House
 Lot Plan: 5/LP121495 WHITTLESEA VIC



Distance: 0.08km