

STATEMENT OF INFORMATION

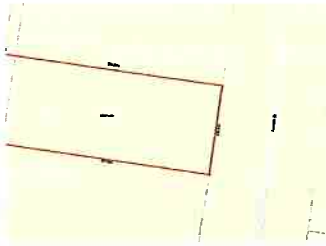
8 GEMINI COURT, WHITTINGTON, VIC 3219

PREPARED BY ADAM MURPHY, HAYESWINCKLE, PHONE: 0421 306 247



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 GEMINI COURT, WHITTINGTON, VIC 3219  3  1  2

Indicative Selling Price

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

Price Range: 330,000 to 360,000

Provided by: Adam Murphy, Hayeswinckle

MEDIAN SALE PRICE



WHITTINGTON, VIC, 3219

Suburb Median Sale Price (House)

\$408,250

01 October 2019 to 30 September 2020

Provided by: 

COMPARABLE PROPERTIES

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.



27 SOLAR DR, WHITTINGTON, VIC 3219  3  1  2

Sale Price

***\$365,000**

Sale Date: 14/09/2020

Distance from Property: 356m



18 CHALLENGER CL, WHITTINGTON, VIC 3219  3  1  2

Sale Price

\$325,000

Sale Date: 06/05/2020

Distance from Property: 130m



17 TITAN ST, WHITTINGTON, VIC 3219  3  1  2

Sale Price

\$322,000

Sale Date: 22/12/2019

Distance from Property: 145m



This report has been compiled on 08/10/2020 by Hayeswinckle . Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

8 GEMINI COURT, WHITTINGTON, VIC 3219

Indicative selling price

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

Price Range: 330,000 to 360,000

Median sale price

Median price

\$408,250

Property type

House

Suburb

WHITTINGTON

Period

01 October 2019 to 30 September 2020

Source

 pricefinder

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
27 SOLAR DR, WHITTINGTON, VIC 3219	*\$365,000	14/09/2020
18 CHALLENGER CL, WHITTINGTON, VIC 3219	\$325,000	06/05/2020
17 TITAN ST, WHITTINGTON, VIC 3219	\$322,000	22/12/2019

This Statement of Information was prepared on: 08/10/2020