

## 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 38 Yea Road Whittlesea 3757

### Indicative selling price

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

Single price \$\* or range between \$450,000 & \$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$230,000 \*House \*Unit Suburb Land Whittlesea 3757

Period - From July 2017 to July 2017 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
14 Dunnart Boulevard Whittlesea 3757	\$427,000	26/4/17
24 Dunnart Boulevard Whittlesea 3757	\$433,000	27/9/17
13 Parrot Drive Whittlesea 3757	\$411,000	26/4/17

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




**14 Dunnart Boulevard Whittlesea VIC 3757**

Sold Price:	\$427,000
Sold Date:	26 Apr 2017
Category:	Land
Lot Plan:	97/PS705509 WHITTLESEA VIC





Approx. 4,001m<sup>2</sup>

Distance: 1.65km




**24 Dunnart Boulevard Whittlesea VIC 3757**

Sold Price:	\$433,000
Sold Date:	27 Sep 2017
Category:	Land
Lot Plan:	102/PS705509 WHITTLESEA VIC





Approx. 4,000m<sup>2</sup>

Distance: 1.78km



**13 Parrot Drive Whittlesea VIC 3757**

Sold Price:	\$411,000
Sold Date:	26 Apr 2017
Category:	Land: Res House
Lot Plan:	19/PS641367 WHITTLESEA VIC

Approx. 4,001m<sup>2</sup>

Distance: 1.03km