

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 and
postcode

4 Rheola Drive White Hills VIC 3550

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

\$285,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$239,750

Property type

Land

Suburb

White Hills

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

9 Orville Way White Hills VIC 3550	\$285,000	05-Oct-21
67 Lucan Street Bendigo VIC 3550	\$312,500	02-Aug-21
606 Napier Street Epsom VIC 3551	\$290,000	31-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 January 2022

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9 Orville Way White Hills VIC 3550 Sold Price **\$285,000** Sold Date **05-Oct-21**

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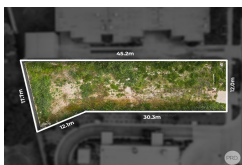
Distance **0.14km**



67 Lucan Street Bendigo VIC 3550 Sold Price ^{RS} **\$312,500** ^{UN} Sold Date **02-Aug-21**

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Distance **1.85km**



606 Napier Street Epsom VIC 3551 Sold Price **\$290,000** Sold Date **31-Oct-21**

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Distance **2.29km**

RS = Recent sale **UN** = Undisclosed Sale

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