

# 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

56 Finn Street, White Hills, Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$545,000

&

\$560,000

### Median sale price

Median price

\$485,500

Property type

House

Suburb

White Hills

Period - From

01/05/2022

to

30/04/2023

Source



PropTrack

### 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 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
8 Sydenham Avenue, North Bendigo, VIC 3550	\$575,000	16/05/2022
7 Gwenola Court, North Bendigo, VIC 3550	\$550,000	09/09/2022
14 Moray Crescent, North Bendigo, VIC 3550	\$550,000	24/01/2023

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.

This Statement of Information was prepared on: 30/05/2023