

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 HILDA PLACE WHITTLESEA VIC 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Whittlesea

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

### 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 6 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

7 NENE COURT WHITTLESEA VIC 3757	\$740,000	16-May-22
46 CORELLA DRIVE WHITTLESEA VIC 3757	\$700,000	24-Jan-22
8 WREN COURT WHITTLESEA VIC 3757	\$720,000	23-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 31 August 2022



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**7 NENE COURT WHITTLESEA VIC 3757**

Sold Price

**\$740,000**

Sold Date

**16-May-22**

3

2

5

Distance

**0.17km**

**46 CORELLA DRIVE WHITTLESEA VIC 3757**

Sold Price

**\$700,000**

Sold Date

**24-Jan-22**

4

2

1

Distance

**1.11km**



**8 WREN COURT WHITTLESEA VIC 3757**

Sold Price

**\$720,000**

Sold Date

**23-Nov-21**

3

2

3

Distance

**1.2km**

RS = Recent sale

UN = Undisclosed Sale

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