



masonwhitemcdougall

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 FOREST STREET, WHITTLESEA, VIC

3 1 2

Indicative Selling Price

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

Price Range: **\$470,000 to \$505,000**

MEDIAN SALE PRICE



WHITTLESEA, VIC, 3757

Suburb Median Sale Price (Unit)

\$480,000

01 October 2022 to 31 March 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8 GARDENIA PL, WHITTLESEA, VIC 3757

3 1 1

Sale Price

\$490,000

Sale Date: 21/04/2023

Distance from Property: 631m



22 GARDENIA PL, WHITTLESEA, VIC 3757

3 1 2

Sale Price

\$505,000

Sale Date: 14/12/2022

Distance from Property: 596m



This report has been compiled on 19/05/2023 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2023 -

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