

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 or
locality and postcode

7 Fifth Avenue, White Hills Vic 3550

Indicative selling price

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

Single price

\$339,000

Median sale price

Median price

\$330,000

Property Type

House

Suburb

White Hills

Period - From

10/07/2019

to

09/07/2020

Source

REIV

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
1	2 Shepperbottom St CALIFORNIA GULLY 3556	\$348,750	30/03/2020
2	19 Church St EAGLEHAWK 3556	\$335,000	21/02/2020
3	32 Raglan St WHITE HILLS 3550	\$330,000	15/06/2020

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:

10/07/2020 14:48



3 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$339,000

Median House Price
10/07/2019 - 09/07/2020: \$330,000

Comparable Properties



2 Shepperbottom St CALIFORNIA GULLY 3556 **Agent Comments**
(REI/VG)

3 1 3

Price: \$348,750
Method: Private Sale
Date: 30/03/2020
Rooms: 4
Property Type: House
Land Size: 680 sqm approx



19 Church St EAGLEHAWK 3556 (REI/VG) **Agent Comments**

3 2 4

Price: \$335,000
Method: Private Sale
Date: 21/02/2020
Rooms: 5
Property Type: House
Land Size: 943 sqm approx



32 Raglan St WHITE HILLS 3550 (REI) **Agent Comments**

3 1 1

Price: \$330,000
Method: Private Sale
Date: 15/06/2020
Rooms: 4
Property Type: House
Land Size: 453 sqm approx