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

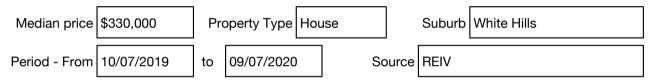
7 Fifth Avenue, White Hills Vic 3550

Indicative selling price

For the meaning of this price see	consumer.vic.gov.au/underquoting
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Single price \$339,000

Median sale price



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



7 Fifth Avenue, White Hills Vic 3550







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)



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)



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)

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

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.