

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 14/36 Forest Street Whittlesea 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 \$295000 & \$320000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$294000 \*House \*Unit x Suburb Whittlesea 3757

Period - From Jan 2017 to Jan 2017 Source RP Data

### 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 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
14/9-11 Oak Street Whittlesea 3757	\$340000	15/11/16
10 Bellbird Drive Whittlesea 3757	\$355000	22/3/17
1/31 Walnut Street Whittlesea 3757	\$350000	12/12/16

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.

## ► SOLD PROPERTIES



### 10 Bellbird Drive Whittlesea VIC 3757

Sold Price: **\$355,000**  
 Sold Date: **22 Mar 2017**  
 Category: House: Standard  
 Lot Plan: 84/PS422089 WHITTLESEA VIC



Distance: 0.99km



### 4/9-11 Oak Street Whittlesea VIC 3757

Sold Price: \$340,000  
 Sold Date: 15 Nov 2016  
 Category: Unit: Standard  
 Lot Plan: 4/PS511334 WHITTLESEA VIC



Distance: 0.30km



### 1/31 Walnut Street Whittlesea VIC 3757

Sold Price: **\$350,000**  
 Sold Date: **12 Dec 2016**  
 Category: Other  
 Lot Plan: 1/PS804868 WHITTLESEA VIC



Distance: 0.32km

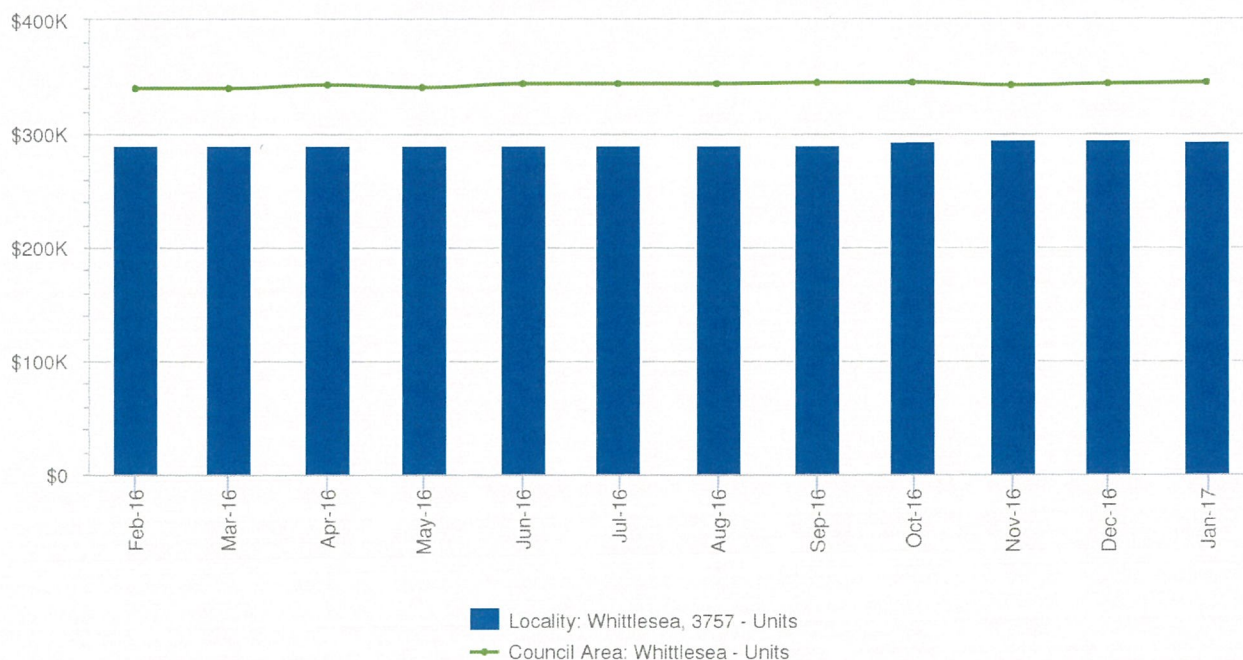


### Recent Median Sale Prices (Unit)

Period	Whittlesea Median Price	Whittlesea Median Price
January 2017	\$294,000	\$345,000
December 2016	\$295,000	\$344,000
November 2016	\$295,000	\$342,500
October 2016	\$294,000	\$345,000
September 2016	\$290,000	\$344,950
August 2016	\$290,000	\$344,000
July 2016	\$290,000	\$344,000
June 2016	\$290,000	\$344,000
May 2016	\$290,000	\$340,750
April 2016	\$290,000	\$343,000
March 2016	\$290,000	\$340,000
February 2016	\$290,000	\$340,000

Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period