

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 48 King Parrot Way Whittlesea 3757

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$530,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$450000 *House x *Unit Suburb Whittlesea 3757

Period - From May 2017 to May 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 Campaspe Drive Whittlesea 3757	\$520,000	27/2/17
6 King Parrot Way Whittlesea 3757	\$525,000	5/5/17
6 Fitzroy Way Whittlesea 3757	\$521,000	6/7/17

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

	14 Campaspe Drive Whittlesea VIC 3757	 4	 2	 2	 Approx. 704m ²	Distance: 0.25km
Sold Price: \$520,000	Sold Date: 27 Feb 2017	Category: House	Lot Plan: 34/PS525366 WHITTLESEA VIC			
	6 King Parrot Way Whittlesea VIC 3757	 3	 2	 2	 Approx. 608m ²	Distance: 0.31km
Sold Price: \$525,000	Sold Date: 5 May 2017	Category: House: One Storey / Lowset	Lot Plan: 74/PS525371 WHITTLESEA VIC			
	6 Fitzroy Way Whittlesea VIC 3757	 4	 2	 2	 Approx. 700m ²	Distance: 0.14km
Sold Price: \$521,000	Sold Date: 6 Jul 2017	Category: House: One Storey / Lowset	Lot Plan: 297/PS625343 WHITTLESEA VIC			