

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

447 Napier Street, White Hills Vic 3550

Indicative selling price

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

Range between \$265,000 & \$285,000

Median sale price

Median price \$285,000 House ☒ Unit ☐ Suburb or locality White Hills

Period - From 01/07/2017 to 30/06/2018 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 eighteen 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	32 Montgomery Cr WHITE HILLS 3550	\$270,000	05/04/2017
2	77 Bobs St WHITE HILLS 3550	\$265,000	10/04/2018
3	8 Nicholls Ct WHITE HILLS 3550	\$265,000	04/10/2017

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 eighteen months.~~



Rooms:

Property Type: Weatherboard house

Land Size: 1082 sqm approx

Agent Comments

Older weatherboard home in original condition throughout on a huge allotment.

Indicative Selling Price

\$265,000 - \$285,000

Median House Price

Year ending June 2018: \$285,000

Comparable Properties



32 Montgomery Cr WHITE HILLS 3550 (REI/VG)



Price: \$270,000

Method: Private Sale

Date: 05/04/2017

Rooms: 4

Property Type: House

Land Size: 630 sqm approx

Agent Comments

Similar properties but Napier Street a much bigger block.



77 Bobs St WHITE HILLS 3550 (VG)



Price: \$265,000

Method: Sale

Date: 10/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 715 sqm approx

Agent Comments



8 Nicholls Ct WHITE HILLS 3550 (VG)



Price: \$265,000

Method: Sale

Date: 04/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 574 sqm approx

Agent Comments

Similar properties but Napier Street is a much bigger block