

## Statement of information Single residential property located outside the Melbourne metropolitan area.

#### Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

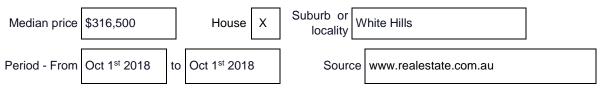
Address Including suburb and postcode	Street, White Hills
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#### Indicative selling price

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

\$460,000	&	\$480,000
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#### Median sale price



#### Comparable property sales

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. 13 Waterview Drive, White Hills	\$480,000	19 <sup>th</sup> June 2018
2. 6 Emerald Avenue, White Hills	\$420,000	31 <sup>st</sup> July 2018
3. 7 Emerald Avenue, White Hills	\$482,000	7 <sup>th</sup> June 2018

Property data source: rpp.rpdata.com Generated on 8th October 2018



# Additional information about comparable sales.



White Hills 13 Waterview Drive

3 BED 2 BATH 4 CAR

METHOD Private
TYPE House

LAND 701m2 approx.



White Hills 6 Emerald Avenue

4 BED 2 BATH 2 CAR

METHOD Private
TYPE House

LAND 623m2 approx.



White Hills 7 Emerald Avenue

4 BED 2 BATH 2 CAR

METHOD Private
TYPE House

LAND 708m2 approx.