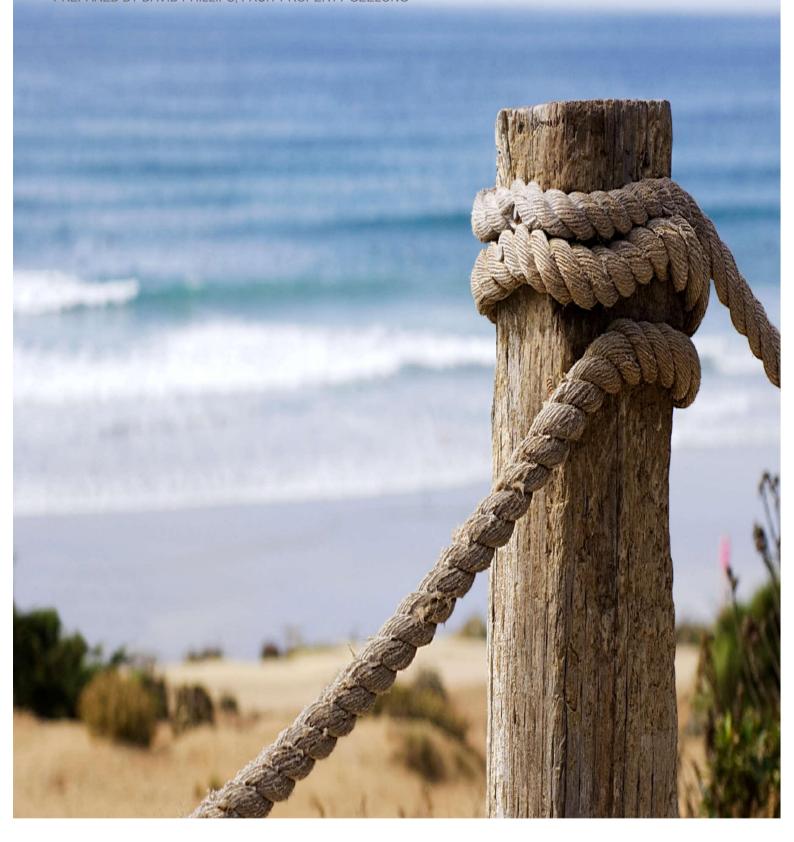
# STATEMENT OF INFORMATION

2/41 TOWNSEND ROAD, WHITTINGTON, VIC 3219

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG







### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 2/41 TOWNSEND ROAD, WHITTINGTON,







**Indicative Selling Price** 

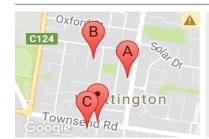
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$239,000 to \$259,000

Provided by: David Phillips, Fruit Property Geelong

### **MEDIAN SALE PRICE**



## WHITTINGTON, VIC, 3219

**Suburb Median Sale Price (Unit)** 

\$221,500

01 July 2017 to 30 September 2017

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



5/214 WILSONS RD, WHITTINGTON, VIC 3219 🚊 2 😓 1 🚓 1







Sale Price

\*\$210,000

Sale Date: 07/10/2017

Distance from Property: 364m





2/7 PATRICK ST, WHITTINGTON, VIC 3219







Sale Price

\$258,500

Sale Date: 04/02/2017

Distance from Property: 447m





5/40 TOWNSEND RD, ST ALBANS PARK, VIC







**Sale Price** 

\$285,000

Sale Date: 16/01/2017

Distance from Property: 86m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

### Property offered for sale

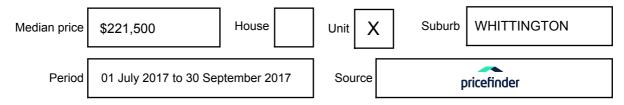
Address Including suburb and postcode	2/41 TOWNSEND ROAD, WHITTINGTON, VIC 3219
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### Indicative selling price

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

Price Range: \$239,000 to \$259,000

### 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
5/214 WILSONS RD, WHITTINGTON, VIC 3219	*\$210,000	07/10/2017
2/7 PATRICK ST, WHITTINGTON, VIC 3219	\$258,500	04/02/2017
5/40 TOWNSEND RD, ST ALBANS PARK, VIC 3219	\$285,000	16/01/2017