

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,

 2  1  1

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: 

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

 2  1  1

Sale Price

\$258,500

Sale Date: 04/02/2017

Distance from Property: 447m



5/40 TOWNSEND RD, ST ALBANS PARK, VIC

 2  1  1

Sale Price

\$285,000

Sale Date: 16/01/2017

Distance from Property: 86m



This report has been compiled on 30/10/2017 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

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

Median price

\$221,500

House

Unit

X

Suburb

WHITTINGTON

Period

01 July 2017 to 30 September 2017

Source



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