

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 118 Tambo Circuit 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 \$280,000 & \$300,000

Median sale price

(*Delete house or unit as applicable)

Median price \$220,000 *House *Unit Suburb Land Whittlesea 3757

Period - From May 17 to May 17 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
13 Oak Street Whittlesea 3757	\$320,000	31/3/17
13 Sherwin Street Whittlesea 3757	\$300,000	8/8/17
22 Tambo Circuit Whittlesea 3757	\$410,000	25/7/17

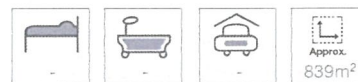
OR

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

13 Oak Street Whittlesea VIC 3757

Sold Price: \$320,000
 Sold Date: 31 Mar 2017
 Category: Land: Res House
 Lot Plan: 5/PS422054 WHITTLESEA VIC

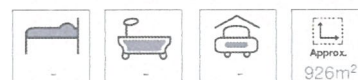


Distance: 0.96km

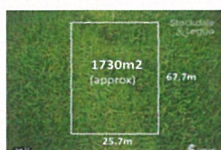


13 Sherwin Street Whittlesea VIC 3757

Sold Price: \$300,000
 Sold Date: 8 Aug 2017
 Category: Land: Res House
 Lot Plan: 1/PS442533 WHITTLESEA VIC

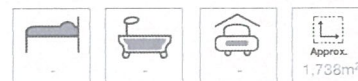


Distance: 1.91km



22 Tambo Circuit Whittlesea VIC 3757

Sold Price: \$410,000
 Sold Date: 25 Jul 2017
 Category: Land
 Lot Plan: 325/PS625340 WHITTLESEA VIC



Distance: 0.46km