Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	538 Napier Street, White Hills Vic 3550
Including suburb or	•
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$529,000	Pro	perty Type	House		Suburb	White Hills
Period - From	01/07/2021	to	30/06/2022		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	432 Napier St WHITE HILLS 3550	\$475,000	21/07/2021
2	491 Napier St WHITE HILLS 3550	\$470,000	24/06/2022
3	81 Bobs St WHITE HILLS 3550	\$470,000	01/02/2022

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 18 months.

This Statement of Information was prepared on:	23/08/2022 08:55





Justin Pell C.A.R. 0408 949 775 justin@dck.com.au







Property Type: House **Land Size:** 541 sqm approx

Agent Comments

Comparable Properties



432 Napier St WHITE HILLS 3550 (VG)

3





Price: \$475,000 Method: Sale Date: 21/07/2021

Property Type: House (Previously Occupied -

Detached)

Land Size: 935 sqm approx

Agent Comments



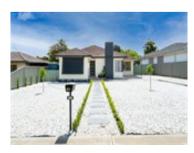
491 Napier St WHITE HILLS 3550 (REI/VG)

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6 -

Price: \$470,000 Method: Private Sale Date: 24/06/2022 Property Type: House Land Size: 1016 sqm approx **Agent Comments**



81 Bobs St WHITE HILLS 3550 (REI)

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Price: \$470,000 Method: Private Sale

Date: 01/02/2022 Property Type: House Land Size: 694.39 sqm approx **Agent Comments**

Account - Dungey Carter Ketterer | P: 03 5440 5000





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