

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

538 Napier Street, White Hills Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$475,000

### Median sale price

Median price \$529,000 Property 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.

	Address 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



3 1 4

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

**Indicative Selling Price**  
\$450,000 - \$475,000  
**Median House Price**  
Year ending June 2022: \$529,000

## Comparable Properties



**432 Napier St WHITE HILLS 3550 (VG)**

**Agent Comments**

3 - -

**Price:** \$475,000  
**Method:** Sale  
**Date:** 21/07/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 935 sqm approx



**491 Napier St WHITE HILLS 3550 (REI/VG)**

**Agent Comments**

3 1 -

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



**81 Bobs St WHITE HILLS 3550 (REI)**

**Agent Comments**

3 1 1

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 01/02/2022  
**Property Type:** House  
**Land Size:** 694.39 sqm approx