

STATEMENT OF INFORMATION

15 KOALA COURT, WHITTINGTON, VIC 3219

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 KOALA COURT, WHITTINGTON, VIC

 3  1  2

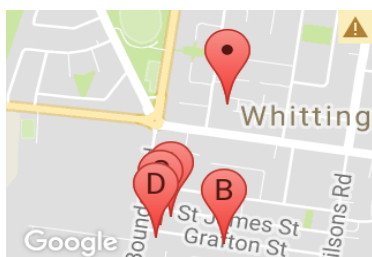
Indicative Selling Price

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

Single Price: \$349,000

Provided by: David Phillips, Fruit Property Geelong

MEDIAN SALE PRICE



WHITTINGTON, VIC, 3219

Suburb Median Sale Price (House)

\$280,000

01 July 2016 to 30 June 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.



6 ST JAMES ST, ST ALBANS PARK, VIC 3219

 3  1  1

Sale Price

\$327,000

Sale Date: 02/08/2016

Distance from Property: 441m



30 GRAFTON ST, ST ALBANS PARK, VIC 3219

 3  2  1

Sale Price

\$360,000

Sale Date: 12/01/2016

Distance from Property: 501m



1 GRAFTON ST, ST ALBANS PARK, VIC 3219

 3  1  3

Sale Price

\$340,000

Sale Date: 08/02/2017

Distance from Property: 483m



This report has been compiled on 13/07/2017 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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2/4 GRAFTON ST, ST ALBANS PARK, VIC 3219

 **2**  **1**  **1**

Sale Price

\$325,000

Sale Date: 26/05/2017

Distance from Property: 529m



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

15 KOALA COURT, WHITTINGTON, VIC 3219

Indicative selling price

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

Single Price:

\$349,000

Median sale price

Median price

\$280,000

House

X

Unit


Suburb

WHITTINGTON

Period

01 July 2016 to 30 June 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
6 ST JAMES ST, ST ALBANS PARK, VIC 3219	\$327,000	02/08/2016
30 GRAFTON ST, ST ALBANS PARK, VIC 3219	\$360,000	12/01/2016
1 GRAFTON ST, ST ALBANS PARK, VIC 3219	\$340,000	08/02/2017
2/4 GRAFTON ST, ST ALBANS PARK, VIC 3219	\$325,000	26/05/2017