



## 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 38 James Street Whittlesea 3757

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$540,000 & \$560,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$460,000 \*House x \*Unit Suburb Whittlesea 3757

Period - From Nov 2017 to Nov 2017 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
47 Fir Street Whittlesea 3757	\$620,000	4/12/17
21 Forest Street Whittlesea 3757	\$490,000	3/10/17
15 Nene Court Whittlesea 3757	\$540,000	9/2/18

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.