

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

107 Ridge Road, Whittlesea Vic 3757

Indicative selling price

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

LOT NUMBER			Lower price		Higher price
Lot 4, 107 Ridge Road, Whittlesea		Or range between	\$680,000	&	\$730,000
Lot 6, 107 Ridge Road, Whittlesea		Or range between	\$695,000	&	\$740,000
Lot 7, 107 Ridge Road, Whittlesea		Or range between	\$690,000	&	\$735,000
Lot 8, 107 Ridge Road, Whittlesea		Or range between	\$780,000	&	\$820,000
		Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$425,000

Suburb

Whittlesea

Period - From

08/10/2021

To

08/04/2022

Source

Pricefinder

Comparable property sales (*Delete A or B below as applicable)

B*

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

8th April, 2022