

# 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

3 Wiltshire Drive, 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 \$415,000 & \$445,000

### Median sale price

Median price \$495,000 Property Type House Suburb White Hills

Period - From 01/10/2022 to 31/12/2022 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	20 Grace St WHITE HILLS 3550	\$455,000	07/11/2022
2	137 Bobs St WHITE HILLS 3550	\$445,000	20/02/2023
3	17 Cahill St WHITE HILLS 3550	\$405,000	02/12/2022

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:

30/03/2023 13:40



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 542 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$415,000 - \$445,000  
**Median House Price**  
December quarter 2022: \$495,000

## Comparable Properties



20 Grace St WHITE HILLS 3550 (REI/VG)

Agent Comments



**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 07/11/2022  
**Property Type:** House  
**Land Size:** 444 sqm approx



137 Bobs St WHITE HILLS 3550 (REI/VG)

Agent Comments



**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 20/02/2023  
**Property Type:** House (Res)  
**Land Size:** 736 sqm approx



17 Cahill St WHITE HILLS 3550 (REI/VG)

Agent Comments



**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 02/12/2022  
**Property Type:** House  
**Land Size:** 439 sqm approx

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