

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

9 LYREBIRD WALK, WHITTLESEA, VIC 3757

Indicative selling price

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

Price Range: \$560,000 to \$580,000

Median sale price

Median price \$742,500

Property type

House

Suburb

WHITTLESEA

Period 01 January 2024 to 30 June 2024

Source

 pricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
11 GARDENIA PL, WHITTLESEA, VIC 3757	*\$555,350	08/08/2024
9 TESTON CL, WHITTLESEA, VIC 3757	\$640,000	15/03/2024

This Statement of Information was prepared on: 13/09/2024



mason.whitemcdougall

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 LYREBIRD WALK, WHITTLESEA, VIC

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Indicative Selling Price

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

Price Range: **\$560,000 to \$580,000**

MEDIAN SALE PRICE



WHITTLESEA, VIC, 3757

Suburb Median Sale Price (House)

\$742,500

01 January 2024 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



11 GARDENIA PL, WHITTLESEA, VIC 3757

3 2 1

Sale Price

***\$555,350**

Sale Date: 08/08/2024

Distance from Property: 882m



9 TESTON CL, WHITTLESEA, VIC 3757

3 2 1

Sale Price

\$640,000

Sale Date: 15/03/2024

Distance from Property: 1.6km



This report has been compiled on 13/09/2024 by Mason White McDougall Whittlesea. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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