

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Plover Way, Whittlesea Vic 3757

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$621,500

Property Type House

Suburb Whittlesea

Period - From 01/01/2019

to

31/12/2019

Source REIV

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
1	31 Delegate Way WHITTLESEA 3757	\$621,500	15/11/2019
2	4 Plover Way WHITTLESEA 3757	\$610,000	09/10/2019
3	34 Ovens Cirt WHITTLESEA 3757	\$595,000	29/01/2020

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.~~

This Statement of Information was prepared on:

24/03/2020 13:40

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Indicative Selling Price

\$590,000 - \$649,000

Median House Price

Year ending December 2019: \$621,500



 4  2  2

Property Type: House

Land Size: 572 sqm approx

Agent Comments

Comparable Properties

31 Delegate Way WHITTLESEA 3757 (REI/VG) **Agent Comments**

 4  2  2

Price: \$621,500

Method: Private Sale

Date: 15/11/2019

Rooms: 7

Property Type: House & Land Package

Land Size: 605 sqm approx



4 Plover Way WHITTLESEA 3757 (REI/VG) **Agent Comments**

 4  2  2

Price: \$610,000

Method: Private Sale

Date: 09/10/2019

Property Type: House

Land Size: 596 sqm approx



34 Ovens Cirt WHITTLESEA 3757 (VG) **Agent Comments**

 4  -  -

Price: \$595,000

Method: Sale

Date: 29/01/2020

Property Type: House (Res)

Land Size: 600 sqm approx