



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 28 Paddock Street Whittlesea 3757

Indicative selling price

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

Single price \$* or range between \$400,000 & \$420,000

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000 *House x *Unit Suburb Whittlesea 3757

Period - From May 2017 to May 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 |
|-----------------------------------|-----------|--------------|
| 37 Bourke Street Whittlesea 3757 | \$470,000 | 4/7/17 |
| 34 Paddock Street Whittlesea 3757 | \$503,700 | 1/5/17 |
| 5 Sherwin Street Whittlesea 3757 | \$420,000 | 16/5/17 |

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.

► SOLD PROPERTIES



37 Bourke Street Whittlesea VIC 3757

Sold Price: **\$470,000**
 Sold Date: **4 Jul 2017**
 Category: House: One Storey / Lowset
 Lot Plan: 4/PS411907 WHITTLESEA VIC



Distance: 0.50km



34 Paddock Street Whittlesea VIC 3757

Sold Price: \$503,700
 Sold Date: 1 May 2017
 Category: House: Standard
 Lot Plan: 9/LP30537 WHITTLESEA VIC



Distance: 0.08km



5 Sherwin Street Whittlesea VIC 3757

Sold Price: \$420,000
 Sold Date: 16 May 2017
 Category: House: Standard
 Lot Plan: 1/LP200874 WHITTLESEA VIC



Distance: 0.57km