

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

10 Pelican Walk, Whittlesea Vic 3757

Indicative selling price

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

Range between \$880,000 & \$940,000

Median sale price

Median price \$650,000 Property Type House Suburb Whittlesea

Period - From 01/10/2020 to 30/09/2021 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	8 Pelican Wlk WHITTLESEA 3757	\$1,000,000	12/10/2021
2	10 King Parrot Way WHITTLESEA 3757	\$900,000	22/11/2021
3	20 James St WHITTLESEA 3757	\$880,000	30/06/2021

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:

08/12/2021 19:23



 4  2  2

Rooms: 5

Property Type: House

Land Size: 987 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$940,000

Median House Price

Year ending September 2021: \$650,000

Comparable Properties



8 Pelican Wlk WHITTLESEA 3757 (REI/VG)

Agent Comments

 6  3  2

Price: \$1,000,000

Method: Private Sale

Date: 12/10/2021

Property Type: House

Land Size: 747 sqm approx



10 King Parrot Way WHITTLESEA 3757 (REI)

Agent Comments

 4  2  4

Price: \$900,000

Method: Private Sale

Date: 22/11/2021

Property Type: House

Land Size: 702 sqm approx

20 James St WHITTLESEA 3757 (VG)

Agent Comments

 3  -  -

Price: \$880,000

Method: Sale

Date: 30/06/2021

Property Type: House (Res)

Land Size: 920 sqm approx