

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 45 RIDGE ROAD, WHITTLESEA, VIC 3757

Indicative selling price

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

Single Price: \$445,000

Median sale price

Median price \$220,000 House Unit Suburb WHITTLESEA

Period 01 July 2016 to 30 June 2017

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.

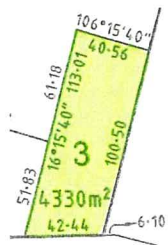
Address of comparable property	Price	Date of sale
14 DUNNART BVD, WHITTLESEA, VIC 3757	\$427,000	26/04/2017



masonwhitemcdougall

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 RIDGE ROAD, WHITTLESEA, VIC 3757

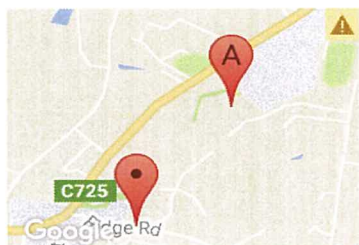


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Single Price: **\$445,000**

MEDIAN SALE PRICE



WHITTLESEA, VIC, 3757

Suburb Median Sale Price (Vacant Land)

\$220,000

01 July 2016 to 30 June 2017

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.



14 DUNNART BVD, WHITTLESEA, VIC 3757



Sale Price

\$427,000

Sale Date: 26/04/2017

Distance from Property: 1.1km



This report has been compiled on 26/07/2017 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2017 -

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