

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 LUNIK COURT WHITTINGTON VIC 3219

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

\$455,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Whittington

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

55 SOLAR DRIVE WHITTINGTON VIC 3219	\$480,000	07-Sep-24
16 CHALLENGER CLOSE WHITTINGTON VIC 3219	\$470,000	14-Jun-24
2 CONRAD COURT WHITTINGTON VIC 3219	\$500,000	20-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 January 2025

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**55 SOLAR DRIVE WHITTINGTON
VIC 3219**

3 1 2

Sold Price **\$480,000** Sold Date **07-Sep-24**

Distance **0.45km**



**16 CHALLENGER CLOSE
WHITTINGTON VIC 3219**

3 1 2

Sold Price **\$470,000** Sold Date **14-Jun-24**

Distance **0.43km**



**2 CONRAD COURT WHITTINGTON
VIC 3219**

3 1 4

Sold Price **\$500,000** Sold Date **20-Sep-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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