



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 1/9 Oak 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 \$430,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$623,000 *House ☒ *Unit ☐ Suburb Whittlesea 3757

Period - From July 2019 to July 2019 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
6 Gardenia Place Whittlesea 3757	\$420,000	15/5/19
8 Gardenia Place Whittlesea 3757	\$400,000	16/8/19
16 St Rafael Place Whittlesea 3757	\$445,000	18/8/19