

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 37 Ovens Circuit 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 \$520,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$454,000 *House x *Unit Suburb Whittlesea 3757

Period - From August 2017 to August 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
6 Fitzroy Way Whittlesea 3757	\$521,000	21/6/2017
48 King Parrot Way Whittlesea 3757	\$555,000	24/8/2017
8 Walter Way Whittlesea 3757	\$520,000	28/6/2017

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



6 Fitzroy Way Whittlesea VIC 3757

Sold Price: \$521,000
Sold Date: 21 Jun 2017
Category: House: Standard
Lot Plan: 297/PS625343 WHITTLESEA VIC

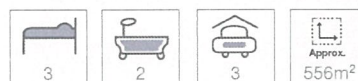


Distance: 0.55km



48 King Parrot Way Whittlesea VIC 3757

Sold Price: \$555,000
Sold Date: 24 Aug 2017
Category: House
Lot Plan: 202/PS625342 WHITTLESEA VIC

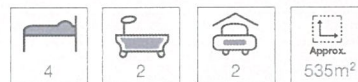


Distance: 0.41km



8 Walter Way Whittlesea VIC 3757

Sold Price: \$520,000
Sold Date: 28 Jun 2017
Category: House: Standard
Lot Plan: 50/PS330823 WHITTLESEA VIC



Distance: 0.31km