

## 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

16 WALLAN ROAD, WHITTLESEA, VIC 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

545,000

### Median sale price

Median price

\$465,000

House

X

Unit

Suburb

WHITTLESEA

Period

01 April 2016 to 31 March 2017

Source

pricefinder

### Comparable property sales

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
14 CAMPASPE DR, WHITTLESEA, VIC 3757	\$520,000	27/02/2017
19 CAMPASPE DR, WHITTLESEA, VIC 3757	\$550,000	26/01/2017
6 KING PARROT WAY, WHITTLESEA, VIC 3757	*\$525,000	05/05/2017



masonwhitemcdougall

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**16 WALLAN ROAD, WHITTLESEA, VIC**

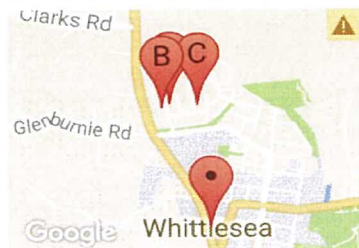
3 2 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: 545,000**

## MEDIAN SALE PRICE



**WHITTLESEA, VIC, 3757**

**Suburb Median Sale Price (House)**

**\$465,000**

01 April 2016 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**14 CAMPASPE DR, WHITTLESEA, VIC 3757**

4 2 2

**Sale Price**

**\$520,000**

Sale Date: 27/02/2017

Distance from Property: 972m



**19 CAMPASPE DR, WHITTLESEA, VIC 3757**

4 2 2

**Sale Price**

**\$550,000**

Sale Date: 26/01/2017

Distance from Property: 963m



**6 KING PARROT WAY, WHITTLESEA, VIC 3757**

3 2 2

**Sale Price**

**\*\$525,000**

Sale Date: 05/05/2017

Distance from Property: 926m



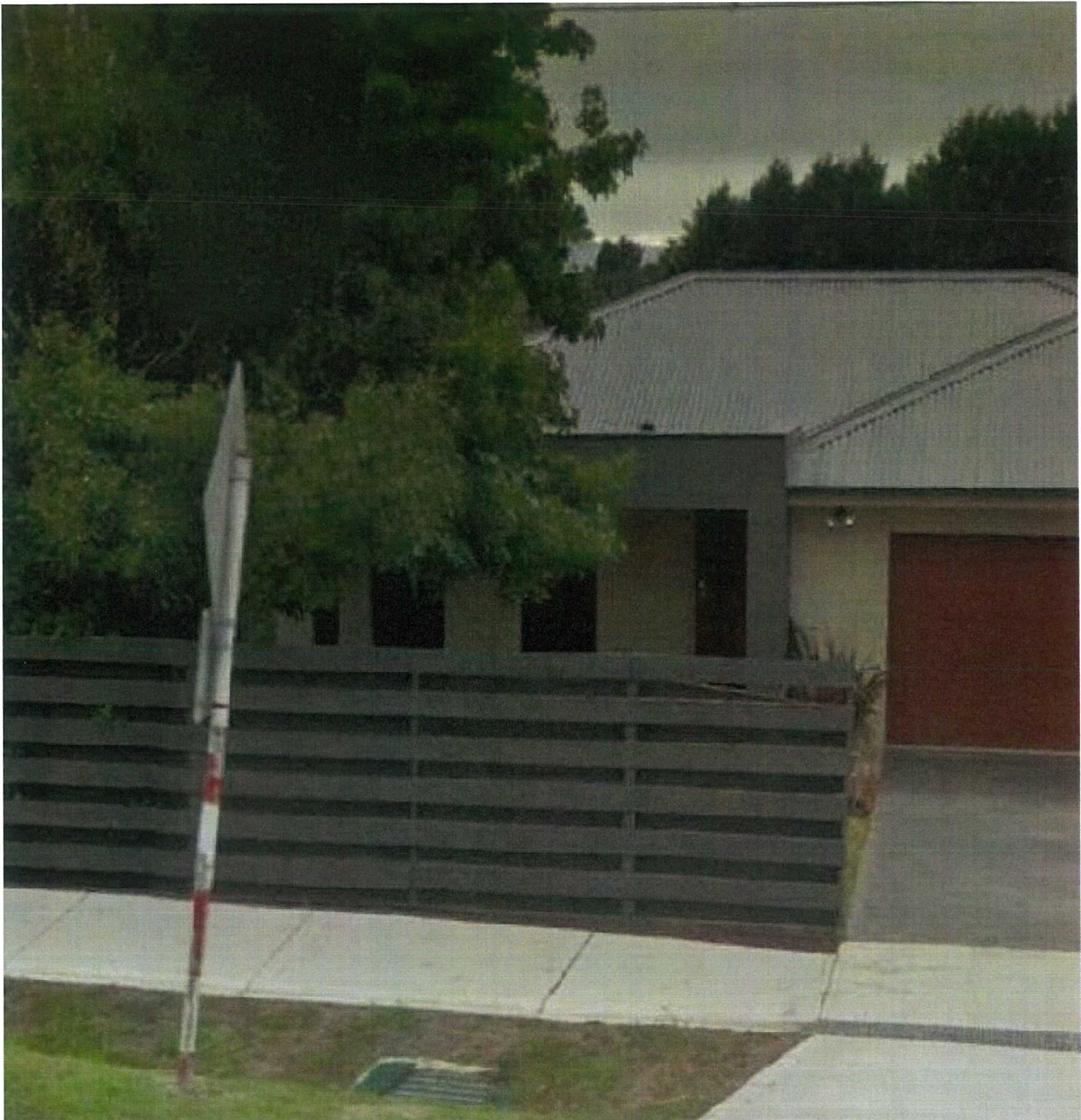
This report has been compiled on 28/06/2017 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2017 -

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## STATEMENT OF INFORMATION

16 WALLAN ROAD, WHITTLESEA, VIC 3757

PREPARED BY MASON WHITE MCDUGALL REAL ESTATE HURSTBRIDGE

