

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 35 Church 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 \$500,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$452000 *House ☒ *Unit ☐ Suburb Whittlesea 3757

Period - From April 17 to April 17 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 |
|----------------------------------|-----------|--------------|
| 29 Church Street Whittlesea 3757 | \$640,000 | 4/10/15 |
| 1 Church Street Whittlesea 3757 | \$730,000 | 9/12/15 |
| 2 Laurel Street Whittlesea 3757 | \$400,000 | 10/10/16 |

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




1 Church Street Whittlesea VIC 3757

| | |
|-------------|-----------------------------|
| Sold Price: | \$730,000 |
| Sold Date: | 9 Dec 2015 |
| Category: | Commercial: Office Building |
| Lot Plan: | 5/PS417166 WHITTLESEA VIC |










Distance: 0.10km



2 Laurel Street Whittlesea VIC 3757

| | |
|-------------|----------------------------|
| Sold Price: | \$400,000 |
| Sold Date: | 10 Oct 2016 |
| Category: | House: One Storey / Lowset |
| Lot Plan: | 21/LP2376 WHITTLESEA VIC |

Distance: 0.20km