

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

129 Oakbank Boulevard, Whittlesea Vic 3757

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$550,000

Median sale price

Median price \$650,000

House

X

Unit

Suburb

Whittlesea

Period - From 01/07/2018

to

30/06/2019

Source REIV

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
1	22 Corella Dr WHITTLESEA 3757	\$560,000	22/05/2019
2	24 Corella Dr WHITTLESEA 3757	\$548,050	11/05/2019
3	68 Laurel St WHITTLESEA 3757	\$535,000	10/05/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$550,000
Median House Price
Year ending June 2019: \$650,000

Comparable Properties



22 Corella Dr WHITTLESEA 3757 (REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 22/05/2019
Rooms: 6
Property Type: House (Res)
Land Size: 550 sqm approx



24 Corella Dr WHITTLESEA 3757 (VG)

Agent Comments



Price: \$548,050
Method: Sale
Date: 11/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 550 sqm approx



68 Laurel St WHITTLESEA 3757 (REI/VG)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 10/05/2019
Rooms: 7
Property Type: House
Land Size: 953 sqm approx