

## 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 3 Jabiru Way Whittlesea 3757

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$470,000 & \$500,000

#### 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
25 Bellbird Drive Whittlesea 3757	\$503,000	26/7/17
15 Fiona Place Whittlesea 3757	\$465,000	31/10/17
26 Fir Street Whittlesea 3757	\$442,000	22/6/17

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



### 25 Bellbird Drive Whittlesea VIC 3757

Sold Price: \$503,000  
 Sold Date: 26 Jul 2017  
 Category: House  
 Lot Plan: 98/PS422089 WHITTLESEA VIC

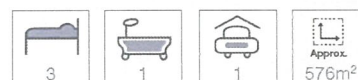


Distance: 0.06km



### 15 Fiona Place Whittlesea VIC 3757

Sold Price: \$465,000  
 Sold Date: 31 Oct 2017  
 Category: House  
 Lot Plan: 68/PS328972 WHITTLESEA VIC



Distance: 1.10km



### 26 Fir Street Whittlesea VIC 3757

Sold Price: \$442,000  
 Sold Date: 22 Jun 2017  
 Category: House  
 Lot Plan: 2/PS317149 WHITTLESEA VIC



Distance: 0.95km