



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 13/7 Ridge Road 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 \$330,000 & \$350,000

Median sale price

(*Delete house or unit as applicable)

Median price \$295,000 *House *Unit x Suburb Whittlesea 3757

Period - From May 2017 to May 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
4/9-11 Oak Street Whittlesea 3757	\$340,000	15/11/16
1/31 Walnut Street Whittlesea 3757	\$350,000	12/12/16
2/31 Walnut Street Whittlesea 3757	\$337,500	12/4/17

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



4/9-11 Oak Street Whittlesea VIC 3757

Sold Price: \$340,000
Sold Date: 15 Nov 2016
Category: Unit: Standard
Lot Plan: 4/PS511334 WHITTLESEA VIC



Distance: 1.50km



1/31 Walnut Street Whittlesea VIC 3757

Sold Price: \$350,000
Sold Date: 12 Dec 2016
Category: Unit: Standard
Lot Plan: 1/PS804868 WHITTLESEA VIC



Distance: 1.56km



2/31 Walnut Street Whittlesea VIC 3757

Sold Price: \$337,500
Sold Date: 12 Apr 2017
Category: Unit
Lot Plan: 2/PS804868 WHITTLESEA VIC



Distance: 1.56km