



# STATEMENT OF INFORMATION

30 KING PARROT WAY, WHITTLESEA, VIC 3757

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

**MILLERSHIP & CO.**



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**30 KING PARROT WAY, WHITTLESEA, VIC**  2  1  1

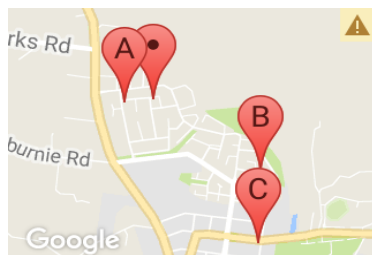
### Indicative Selling Price

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

**Price Range: 320,000 to 350,000**

Provided by: Brett Sparks, Millership & Co Pty Ltd

## MEDIAN SALE PRICE



**WHITTLESEA, VIC, 3757**

Suburb Median Sale Price (House)

**\$465,000**

01 July 2016 to 30 June 2017

Provided by: 

## 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.



**38 CAMPASPE DR, WHITTLESEA, VIC 3757**  3  2  2

Sale Price

**\$348,500**

Sale Date: 05/04/2017

Distance from Property: 194m



**22 ST RAFAEL PL, WHITTLESEA, VIC 3757**  2  1  1

Sale Price

**\$360,002**

Sale Date: 04/03/2017

Distance from Property: 870m



**25 FOREST ST, WHITTLESEA, VIC 3757**  3  1  2

Sale Price

**\*\$325,000**

Sale Date: 03/07/2017

Distance from Property: 1.2km



This report has been compiled on 04/09/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

30 KING PARROT WAY, WHITTLESEA, VIC 3757

Indicative selling price

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

Price Range:

320,000 to 350,000

Median sale price

Median price

\$465,000

House

X

Unit


Suburb

WHITTLESEA

Period

01 July 2016 to 30 June 2017

Source



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
38 CAMPASPE DR, WHITTLESEA, VIC 3757	\$348,500	05/04/2017
22 ST RAFAEL PL, WHITTLESEA, VIC 3757	\$360,002	04/03/2017
25 FOREST ST, WHITTLESEA, VIC 3757	*\$325,000	03/07/2017