

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

73A Napoleon Crescent, White Hills Vic 3550

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$292,500

House

X

Unit

Suburb

White Hills

Period - From 01/10/2017

to

30/09/2018

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	3 Ironhill CI WHITE HILLS 3550	\$392,500	15/08/2018
2	9 Garden Ct NORTH BENDIGO 3550	\$352,000	30/07/2018
3	78 Napoleon Cr WHITE HILLS 3550	\$295,000	06/09/2018

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:

Land Size: 350 sqm approx

Agent Comments

Comparable Properties

3 Ironhill CI WHITE HILLS 3550 (VG)

Agent Comments



Price: \$392,500

Method: Sale

Date: 15/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 759 sqm approx



9 Garden Ct NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$352,000

Method: Private Sale

Date: 30/07/2018

Rooms: 5

Property Type: House

Land Size: 891 sqm approx



78 Napoleon Cr WHITE HILLS 3550 (REI/VG)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 06/09/2018

Rooms: 4

Property Type: House

Land Size: 748 sqm approx