

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

17 St Rafael Place, Whittlesea Vic 3757

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$650,000

Property Type House

Suburb Whittlesea

Period - From 01/10/2020

to 30/09/2021

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	8 Oshannassy Way WHITTLESEA 3757	\$710,000	04/05/2021
2	54 Oakbank Blvd WHITTLESEA 3757	\$697,500	26/05/2021
3	13 Ovens Cirt WHITTLESEA 3757	\$685,000	12/07/2021

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.~~

This Statement of Information was prepared on:

19/10/2021 18:43



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Property Type: House
Land Size: 599 sqm approx
Agent Comments

Indicative Selling Price

\$690,000 - \$730,000

Median House Price

Year ending September 2021: \$650,000

Comparable Properties

8 Oshannassy Way WHITTLESEA 3757 (VG)

Agent Comments

3 - -

Price: \$710,000
Method: Sale
Date: 04/05/2021
Property Type: House (Res)
Land Size: 630 sqm approx



54 Oakbank Blvd WHITTLESEA 3757 (REI/VG)

Agent Comments

4 2 2

Price: \$697,500
Method: Private Sale
Date: 26/05/2021
Property Type: House
Land Size: 611 sqm approx



13 Ovens Cirt WHITTLESEA 3757 (VG)

Agent Comments

3 - -

Price: \$685,000
Method: Sale
Date: 12/07/2021
Property Type: House (Res)
Land Size: 600 sqm approx

Account - Buckingham & Co | P: 03 9435 0999 | F: 03 9435 0111