

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3 Hamelin Street, White Hills Vic 3550

Indicative selling price

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

Range between \$480,000 & \$510,000

Median sale price

Median price \$500,000 Property Type House Suburb White Hills

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	39 Nottingham Ct WHITE HILLS 3550	\$545,000	08/03/2022
2	525 Napier St WHITE HILLS 3550	\$540,150	10/03/2022
3	60 Sandhurst Rd CALIFORNIA GULLY 3556	\$520,000	11/03/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/03/2022 12:20



3 1 2

Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 645 sqm approx

Agent Comments

Indicative Selling Price

\$480,000 - \$510,000

Median House Price

December quarter 2021: \$500,000

Comparable Properties



39 Nottingham Ct WHITE HILLS 3550 (REI)

Agent Comments

3 1 1

Price: \$545,000

Method: Private Sale

Date: 08/03/2022

Property Type: House

Land Size: 660 sqm approx



525 Napier St WHITE HILLS 3550 (REI)

Agent Comments

4 2 3

Price: \$540,150

Method: Private Sale

Date: 10/03/2022

Property Type: House

Land Size: 799.71 sqm approx



60 Sandhurst Rd CALIFORNIA GULLY 3556 (REI)

Agent Comments

3 2 2

Price: \$520,000

Method: Private Sale

Date: 11/03/2022

Property Type: House

Land Size: 616 sqm approx

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