Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	3 Hamelin Street, White Hills Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$480,000	&	\$510,000
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Median sale price

Median price	\$500,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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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)





Price: \$545,000 Method: Private Sale Date: 08/03/2022 Property Type: House Land Size: 660 sqm approx **Agent Comments**



525 Napier St WHITE HILLS 3550 (REI)





Price: \$540,150 Method: Private Sale Date: 10/03/2022 Property Type: House

Land Size: 799.71 sqm approx

Agent Comments



60 Sandhurst Rd CALIFORNIA GULLY 3556

(REI)

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Price: \$520.000 Method: Private Sale Date: 11/03/2022 Property Type: House Land Size: 616 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000





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