

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

1 HUT STREET WHITTLESEA VIC 3757

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Whittlesea

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

9 KINGLAKE VIEWS WHITTLESEA VIC 3757	\$840,000	27-Jun-22
19 CURLEW DRIVE WHITTLESEA VIC 3757	\$810,000	26-May-22
11 COCKATOO DRIVE WHITTLESEA VIC 3757	\$840,000	08-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 05 October 2022



**9 KINGLAKE VIEWS WHITTLESEA
VIC 3757**

 4  2  2

Sold Price

\$840,000

Sold Date

27-Jun-22

Distance

1.03km



**19 CURLEW DRIVE WHITTLESEA
VIC 3757**

 4  2  2

Sold Price

\$810,000

Sold Date

26-May-22

Distance

1.61km



**11 COCKATOO DRIVE WHITTLESEA
VIC 3757**

 4  2  4

Sold Price

\$840,000

Sold Date

08-Apr-22

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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