

# 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

42 James Street, Whittlesea, VIC 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$680,000

&

\$748,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

Whittlesea

Period - From

17/06/2024

to

16/12/2024

Source

price\_finder

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

**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.

Address of comparable property	Price	Date of sale
1 14 PLOVER WAY, WHITTLESEA	\$705,000	25/11/2024
2 32 LORIKEET CRESCENT, WHITTLESEA	\$725,000	17/10/2024

This Statement of Information was prepared on:

17/12/2024