

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 23A James Street Whittlesea 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 \$340,000 & \$360,000

Median sale price

(*Delete house or unit as applicable)

Median price \$294,000 *House *Unit x Suburb Whittlesea 3757

Period - From Feb 2017 to Feb 2017 Source RP Data

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
10 Bellbird Drive Whittlesea 3757	\$355,000	22 March 17
1/31 Walnut Street Whittlesea 3757	\$350,000	12 Dec 17
3/31 Walnut Street Whittlesea 3757	\$345,000	16 Dec 17

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.

► SOLD PROPERTIES

10 Bellbird Drive Whittlesea VIC 3757

Sold Price: **\$355,000**

Sold Date: **22 Mar 2017**

Category: House: Standard

Lot Plan: 84/PS422089 WHITTLESEA VIC

3

2

2

Approx.
306m²

Distance: 0.61km

1/31 Walnut Street Whittlesea VIC 3757

Sold Price: **\$350,000**

Sold Date: **12 Dec 2016**

Category: Other

Lot Plan: 1/PS804868 WHITTLESEA VIC

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1

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Distance: 0.24km

3/31 Walnut Street Whittlesea VIC 3757

Sold Price: **\$345,000**

Sold Date: **16 Dec 2016**

Category: Other

Lot Plan: 3/PS804868 WHITTLESEA VIC

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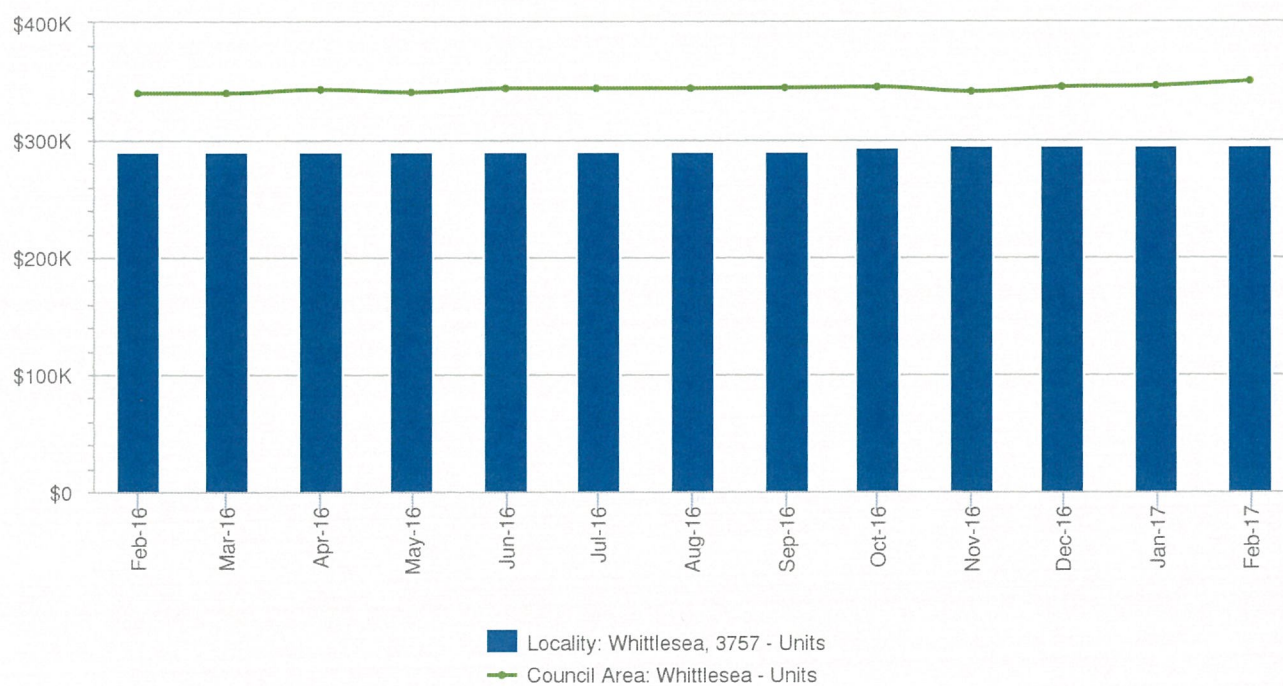
Distance: 0.24km

Recent Median Sale Prices (Unit)

Period	WHITTLESEA	WHITTLESEA
	Median Price	Median Price
February 2017	\$295,000	\$350,000
January 2017	\$295,000	\$346,000
December 2016	\$295,000	\$345,000
November 2016	\$295,000	\$341,200
October 2016	\$294,000	\$345,000
September 2016	\$290,000	\$344,450
August 2016	\$290,000	\$344,000
July 2016	\$290,000	\$344,000
June 2016	\$290,000	\$344,000
May 2016	\$290,000	\$340,750
April 2016	\$290,000	\$343,000
March 2016	\$290,000	\$340,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period