

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

4 LITTLE RIVER STREET, WHITTLESEA, VIC 3757

Indicative selling price

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

Price Range: \$440,000 to \$480,000

Median sale price

Median price

\$470,000

House

X

Unit

Suburb

WHITTLESEA

Period

01 January 2017 to 31 December
2017

Source



Comparable property sales

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
3 JABIRU WAY, WHITTLESEA, VIC 3757	*\$490,000	05/01/2018
2/12 WALNUT ST, WHITTLESEA, VIC 3757	*\$460,000	21/12/2017
2 LITTLE RIVER ST, WHITTLESEA, VIC 3757	\$460,000	17/11/2017
15 FIONA PL, WHITTLESEA, VIC 3757	\$465,000	07/10/2017

6 EVELYN ST, WHITTLESEA, VIC 3757	\$510,000	27/09/2017
44 FORE ST, WHITTLESEA, VIC 3757	\$469,000	18/09/2017



masonwhitemcdougall

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 LITTLE RIVER STREET, WHITTLESEA,

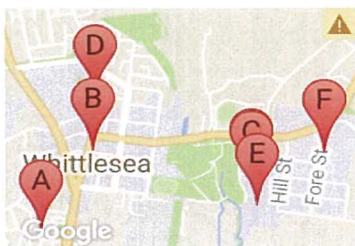
3 2 2

Indicative Selling Price

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

Price Range: **\$440,000 to \$480,000**

MEDIAN SALE PRICE



WHITTLESEA, VIC, 3757

Suburb Median Sale Price (House)

\$470,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3 JABIRU WAY, WHITTLESEA, VIC 3757

3 2 1

Sale Price

***\$490,000**

Sale Date: 05/01/2018

Distance from Property: 1.5km



2/12 WALNUT ST, WHITTLESEA, VIC 3757

3 1 -

Sale Price

***\$460,000**

Sale Date: 21/12/2017

Distance from Property: 1.1km



2 LITTLE RIVER ST, WHITTLESEA, VIC 3757

3 1 2

Sale Price

\$460,000

Sale Date: 17/11/2017

Distance from Property: 15m



This report has been compiled on 17/03/2018 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2018 -

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masonwhite McDougall



15 FIONA PL, WHITTLESEA, VIC 3757

3 1 1

Sale Price

\$465,000

Sale Date: 07/10/2017

Distance from Property: 1.2km



6 EVELYN ST, WHITTLESEA, VIC 3757

3 2 2

Sale Price

\$510,000

Sale Date: 27/09/2017

Distance from Property: 181m



44 FORE ST, WHITTLESEA, VIC 3757

3 2 2

Sale Price

\$469,000

Sale Date: 18/09/2017

Distance from Property: 544m

