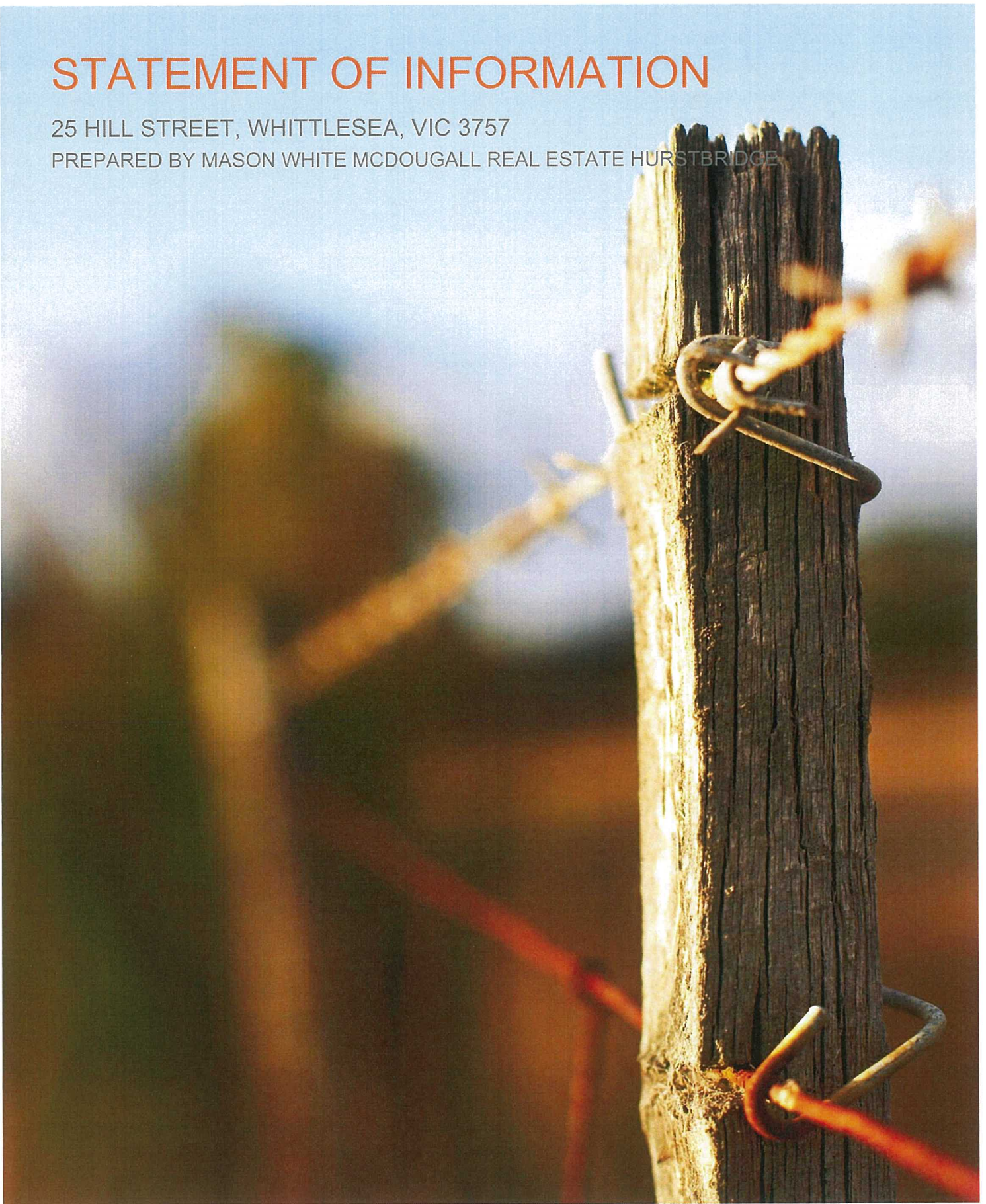


STATEMENT OF INFORMATION

25 HILL STREET, WHITTLESEA, VIC 3757

PREPARED BY MASON WHITE MCDOUGALL REAL ESTATE HURSTBRIDGE



masonwhitecdougall



masonwhite McDougall

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 HILL STREET, WHITTLESEA, VIC 3757

3 1 -

Indicative Selling Price

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

Price Range: **\$480,000 to \$510,000**

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: 1.7km



15 FIONA PL, WHITTLESEA, VIC 3757

3 1 1

Sale Price

\$465,000

Sale Date: 07/10/2017

Distance from Property: 1.4km



6 EVELYN ST, WHITTLESEA, VIC 3757

3 2 2

Sale Price

\$510,000

Sale Date: 27/09/2017

Distance from Property: 289m



This report has been compiled on 20/02/2018 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2018 -

www.pricefinder.com.au The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

25 HILL STREET, WHITTLESEA, VIC 3757

Indicative selling price

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

Price Range: \$480,000 to \$510,000

Median sale price

Median price \$470,000

House

X

Unit

Suburb WHITTLESEA

Period

01 January 2017 to 31 December 2017

Source


pricefinder

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
15 FIONA PL, WHITTLESEA, VIC 3757	\$465,000	07/10/2017
6 EVELYN ST, WHITTLESEA, VIC 3757	\$510,000	27/09/2017