

## 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

2 LITTLE RIVER 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)

Single Price: \$479,000

### Median sale price

Median price \$465,000

House ☒

Unit ☐

Suburb WHITTLESEA

Period 01 July 2016 to 30 June 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
5 SHERWIN ST, WHITTLESEA, VIC 3757	\$420,000	16/05/2017
13 POCHOEN PL, WHITTLESEA, VIC 3757	\$467,000	01/05/2017
30 SHERWIN ST, WHITTLESEA, VIC 3757	*\$601,000	29/07/2017
34 PADDOCK ST, WHITTLESEA, VIC 3757	\$503,700	01/05/2017

26 BEECH ST, WHITTLESEA, VIC 3757	\$495,000	05/04/2017
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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 LITTLE RIVER STREET, WHITTLESEA,**

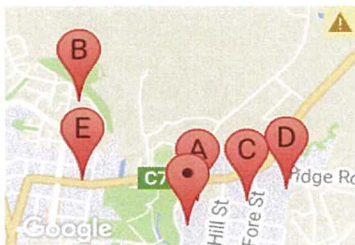
3 1 2

### Indicative Selling Price

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

Single Price: **\$479,000**

## MEDIAN SALE PRICE



**WHITTLESEA, VIC, 3757**

Suburb Median Sale Price (House)

**\$465,000**

01 July 2016 to 30 June 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.



**5 SHERWIN ST, WHITTLESEA, VIC 3757**

3 2 2

### Sale Price

**\$420,000**

Sale Date: 16/05/2017

Distance from Property: 196m



**13 POCHOEN PL, WHITTLESEA, VIC 3757**

3 2 2

### Sale Price

**\$467,000**

Sale Date: 01/05/2017

Distance from Property: 1.2km



**30 SHERWIN ST, WHITTLESEA, VIC 3757**

3 2 1

### Sale Price

**\*\$601,000**

Sale Date: 29/07/2017

Distance from Property: 444m



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34 PADDOCK ST, WHITTLESEA, VIC 3757

3 2 3

Sale Price

**\$503,700**

Sale Date: 01/05/2017

Distance from Property: 730m



26 BEECH ST, WHITTLESEA, VIC 3757

3 1 2

Sale Price

**\$495,000**

Sale Date: 05/04/2017

Distance from Property: 793m



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