



masonwhite McDougall

STATEMENT OF INFORMATION

25 FOREST STREET, WHITTLESEA, VIC 3757

PREPARED BY MASON WHITE MCDOUGALL REAL ESTATE HURSTBRIDGE

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 FOREST STREET, WHITTLESEA, VIC 3757


Indicative selling price

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

Single Price: \$325,000

Median sale price

Median price \$294,000 House ☐ Unit ☒ Suburb WHITTLESEA

Period 01 April 2016 to 31 March 2017 Source 

Comparable property sales

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
2/1 WALNUT ST, WHITTLESEA, VIC 3757	\$367,500	23/01/2017
26 KING PARROT WAY, WHITTLESEA, VIC 3757	\$313,000	23/04/2017



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Section 47AF of the Estate Agents Act 1980



25 FOREST STREET, WHITTLESEA, VIC

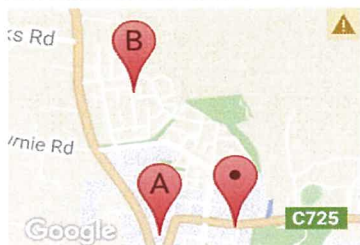
3 bedrooms, 1 bathroom, - car spaces

Indicative Selling Price

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

Single Price: **\$325,000**

MEDIAN SALE PRICE



WHITTLESEA, VIC, 3757

Suburb Median Sale Price (Unit)

\$294,000

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



2/1 WALNUT ST, WHITTLESEA, VIC 3757

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$367,500

Sale Date: 23/01/2017

Distance from Property: 513m



26 KING PARROT WAY, WHITTLESEA, VIC 3757

2 bedrooms, 1 bathroom, 1 car space

Sale Price

\$313,000

Sale Date: 23/04/2017

Distance from Property: 1.2km



This report has been compiled on 14/06/2017 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2017 -

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