

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

47 Fir 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$454,000

*House

x

*Unit

Suburb

Whittlesea 3757

Period - From

August 2017

to

August 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
52 Evelyn Street Whittlesea 3757	\$620,000	26/10/2017
48 Sherwin Street Whittlesea 3757	\$580,000	1/8/2017
20 Wallan Road Whittlesea 3757	\$625,000	13/6/2017

OR

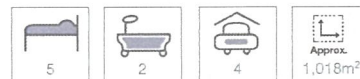
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

► SOLD PROPERTIES



52 Evelyn Street Whittlesea VIC 3757

Sold Price: **\$620,000**
 Sold Date: **26 Oct 2017**
 Category: House: One Storey / Lowset
 Lot Plan: 2/PS348830 WHITTLESEA VIC

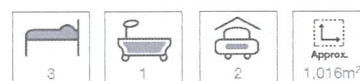


Distance: 1.41km



48 Sherwin Street Whittlesea VIC 3757

Sold Price: **\$580,000**
 Sold Date: **1 Aug 2017**
 Category: House: Standard
 Lot Plan: 1/PS346795 WHITTLESEA VIC

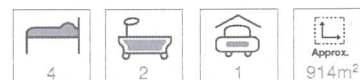


Distance: 1.36km



20 Wallan Road Whittlesea VIC 3757

Sold Price: **\$625,000**
 Sold Date: **13 Jun 2017**
 Category: House: One Storey / Lowset
 Lot Plan: 1/TP209928 WHITTLESEA VIC



Distance: 0.56km