



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3/38 Forest Street,  
WHITTLESEA 3757**

Unit



3 beds



2 baths



1 parking

### Indicative selling price

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

**Range \$450,000 - \$480,000**

### Median sale price

Median Unit for WHITTLESEA for period Dec 2017 - Jan 2018

Sourced from REIV.

**\$455,000**

### 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 the most comparable to the property for sale.

**8/3 Egret Place,  
WHITTLESEA 3757**

**Price \$4,985,000** Sold 26  
February 2018

**5 Walnut Street,  
WHITTLESEA 3757**

**Price \$464,000** Sold 10  
February 2018

**7/3 Egret Place,  
WHITTLESEA 3757**

**Price \$445,000** Sold 27  
December 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### Elders Real Estate Whittlesea

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#### Contact agents



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