



Christian Marchetti

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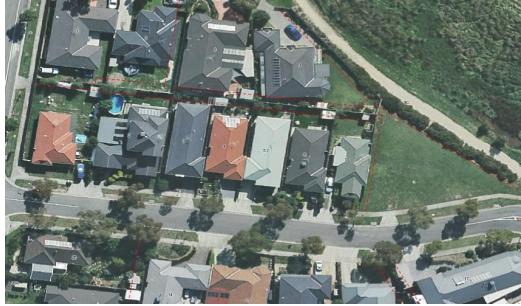
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Indicative Selling Price

\$390,000 - \$420,000

Median House Price

March quarter 2017: \$462,500



3 1 1

Rooms:

Property Type:

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



3 Crystal CI WHITTLESEA 3757 (REI)

3 2 2

Price: \$430,000

Method: Private Sale

Date: 16/06/2017

Rooms: 6

Property Type: House

Land Size: 333 sqm approx

Agent Comments

Slightly bigger block, extra bathroom and extra carspace



27 Northwood Dr WHITTLESEA 3757 (REI)

3 2 2

Price: \$415,000

Method: Private Sale

Date: 23/03/2017

Rooms: 5

Property Type: House

Land Size: 354 sqm approx

Agent Comments

Slightly bigger block with extra bathroom and carspace



7 Crystal CI WHITTLESEA 3757 (REI)

2 1 1

Price: \$390,000

Method: Private Sale

Date: 10/07/2017

Rooms: 5

Property Type: House

Land Size: 365 sqm approx

Agent Comments

Slightly bigger block but with one less bedroom



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Pochoen Place, Whittlesea Vic 3757

Indicative selling price

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

Range between \$390,000

&

\$420,000

Median sale price

Median price \$462,500

House

X

Suburb

Whittlesea

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 Crystal Cl WHITTLESEA 3757	\$430,000	16/06/2017
27 Northwood Dr WHITTLESEA 3757	\$415,000	23/03/2017
7 Crystal Cl WHITTLESEA 3757	\$390,000	10/07/2017