

STATEMENT OF INFORMATION

40 BOURKE STREET, WHITTLESEA, VIC 3757

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD



MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 BOURKE STREET, WHITTLESEA, VIC

3 2 2

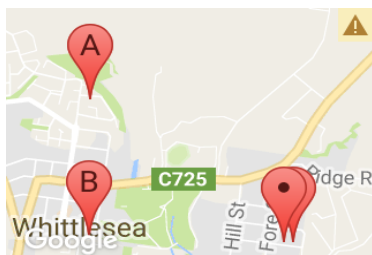
Indicative Selling Price

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

Price Range: \$480,000 to \$528,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

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.



13 POCHOEN PL, WHITTLESEA, VIC 3757

3 2 2

Sale Price

\$467,000

Sale Date: 01/05/2017

Distance from Property: 1.6km



70 LAUREL ST, WHITTLESEA, VIC 3757

3 2 4

Sale Price

\$600,000

Sale Date: 29/01/2017

Distance from Property: 1.3km



46 BOURKE ST, WHITTLESEA, VIC 3757

4 2 5

Sale Price

***\$632,000**

Sale Date: 29/05/2017

Distance from Property: 61m



This report has been compiled on 01/07/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

40 BOURKE STREET, WHITTLESEA, VIC 3757

Indicative selling price

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

Price Range:

\$480,000 to \$528,000

Median sale price

Median price

\$465,000

House

X

Unit


Suburb

WHITTLESEA

Period

01 July 2016 to 30 June 2017

Source



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
13 POCHOEN PL, WHITTLESEA, VIC 3757	\$467,000	01/05/2017
70 LAUREL ST, WHITTLESEA, VIC 3757	\$600,000	29/01/2017
46 BOURKE ST, WHITTLESEA, VIC 3757	*\$632,000	29/05/2017