

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered fo	r sale				
Address Including suburb and postcode	19 Sherwin Street Whittlesea 3757				
Indicative selling p	rice				
For the meaning of this p	rice see consumer.vic	c.gov.au/underquoti	ng (*Delete single	e price or range	as applicable)
Single price	\$*	or range between	\$420,000	&	\$450,000
Median sale price	and the date				
(*Delete house or unit as	applicable)				
Median price	\$450,000 *H	ouse x *Unit	S	uburb Whittlese	a 3757
Period - From	Jan 2017 to J	lan 2017	Source RP	Data	
Comparable proper	rty sales (*Delete	A or B below	as applicable)	
	nree properties sold wagent's representative				
Address of comparable	e property			Price	Date of sale
37 Bourke Street Whittlesea 3757				\$470,000	4 July 17
34 Corella Drive Whittlesea 3757				\$430,000	18 Jan 17
20 Osland Court Whittle	sea 3757			\$470,000	7 April 17

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



37 Bourke Street Whittlesea VIC 3757

Sold Price: \$470,000 Sold Date: 4 Jul 2017

Category: House: One Storey / Lowset
Lot Plan: 4/PS411907 WHITTLESEA VIC









Distance: 0.41km



34 Corella Drive Whittlesea VIC 3757

Sold Price: \$430,000
Sold Date: 18 Jan 2017
Category: House: Standard
Lot Plan: 64/PS422044 WHITTLESEA VIC







Distance: 1.83km



20 Osland Court Whittlesea VIC 3757

Sold Price: \$470,000
Sold Date: 7 Apr 2017
Category: House: One Storey / Lowset
Lot Plan: 28/PS442961 WHITTLESEA VIC









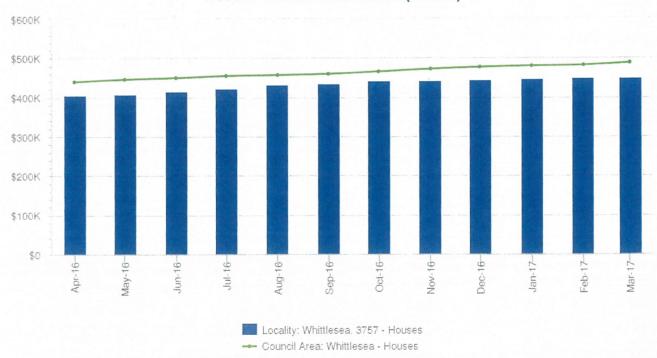
Distance: 1.39km



► RECENT MEDIAN SALE PRICES

	WHITTLESEA	WHITTLESEA
Period	Median Price	Median Price
March 2017	\$450,000	\$488,250
February 2017	\$450,000	\$482,000
January 2017	\$448.500	\$480,000
December 2016	\$446,000	\$477,000
November 2016	\$443,500	\$472,500
October 2016	\$442,000	\$466,000
September 2016	\$435,000	\$460,000
August 2016	\$433,000	\$457,000
July 2016	\$423,500	\$454,900
June 2016	\$415,000	\$450,000
May 2016	\$410,000	\$446,250
April 2016	\$405,500	\$440,000

Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period