

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 19 Sherwin 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 \$420,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000 *House x *Unit Suburb Whittlesea 3757

Period - From Jan 2017 to Jan 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
37 Bourke Street Whittlesea 3757	\$470,000	4 July 17
34 Corella Drive Whittlesea 3757	\$430,000	18 Jan 17
20 Osland Court Whittlesea 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

4
2
2
766m²




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

3
2
2
574m²



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

3
2
1
662m²

► RECENT MEDIAN SALE PRICES

Recent Median Sale Prices (House)

Period	WHITTLESEA	WHITTLESEA
	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

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period