

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

8 Yeerung Way, Whittlesea Vic 3757

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Whittlesea

Period - From

01/10/2021

to

31/12/2021

Source

REIV

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.

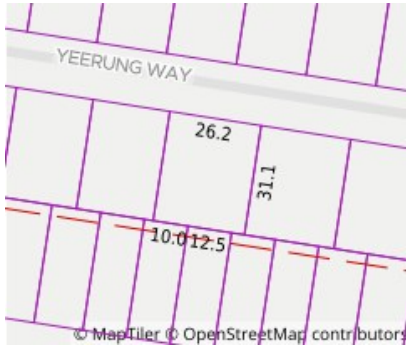
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 12 Yeerung Way WHITTLESEA 3757 | \$840,000 | 12/11/2021 |
| 2 | 26 Oak ST WHITTLESEA 3757 | \$820,000 | 27/10/2021 |
| 3 | 4 Curlew Dr WHITTLESEA 3757 | \$800,000 | 27/10/2021 |

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.~~

This Statement of Information was prepared on:

27/01/2022 08:59



Property Type: Land
Land Size: 815 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median House Price
December quarter 2021: \$720,000

Comparable Properties



12 Yeerung Way WHITTLESEA 3757 (VG)

Agent Comments



Price: \$840,000
Method: Sale
Date: 12/11/2021
Property Type: House (Res)
Land Size: 800 sqm approx

26 Oak ST WHITTLESEA 3757 (VG)

Agent Comments



Price: \$820,000
Method: Sale
Date: 27/10/2021
Property Type: House (Res)
Land Size: 628 sqm approx



4 Curlew Dr WHITTLESEA 3757 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 27/10/2021
Property Type: House
Land Size: 799 sqm approx