



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 12A Walnut 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 \$440,000 & \$460,000

Median sale price

(*Delete house or unit as applicable)

Median price \$454,000 *House x *Unit Suburb Whittlesea 3757

Period - From August 2017 to August 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
3 Crystal Close Whittlesea 3757	\$430,000	5/6/2017
26 Fir Street Whittlesea 3757	\$442,000	22/6/2017
11A James Street Whittlesea 3757	\$430,000	7/6/2017

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



3 Crystal Close Whittlesea VIC 3757

Sold Price: \$430,000
Sold Date: 5 Jun 2017
Category: House: Standard
Lot Plan: 10/PS317149 WHITTLESEA VIC



Distance: 0.31km



26 Fir Street Whittlesea VIC 3757

Sold Price: \$442,000
Sold Date: 22 Jun 2017
Category: House
Lot Plan: 2/PS317149 WHITTLESEA VIC



Distance: 0.26km



11A James Street Whittlesea VIC 3757

Sold Price: \$430,000
Sold Date: 7 Jun 2017
Category: House: Standard
Lot Plan: 2/PS446067 WHITTLESEA VIC



Distance: 0.13km