

# 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

4 Fitzroy Way, Whittlesea Vic 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$685,000 Property Type House Suburb Whittlesea

Period - From 07/01/2021 to 06/01/2022 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.

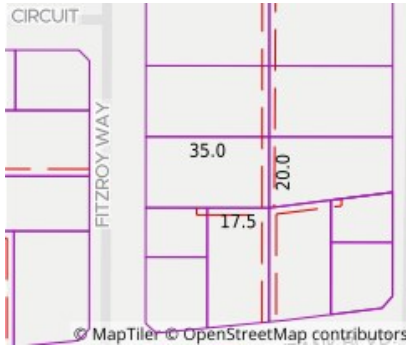
	Address of comparable property	Price	Date of sale
1	8 Pelican Wlk WHITTLESEA 3757	\$1,000,000	12/10/2021
2	45 Corella Dr WHITTLESEA 3757	\$990,000	20/12/2021
3	10 King Parrot Way WHITTLESEA 3757	\$900,000	22/11/2021

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:

07/01/2022 07:18



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

07/01/2021 - 06/01/2022: \$685,000

## Comparable Properties



**8 Pelican Wlk WHITTLESEA 3757 (REI/VG)**

Agent Comments



**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 12/10/2021

**Property Type:** House

**Land Size:** 747 sqm approx



**45 Corella Dr WHITTLESEA 3757 (REI)**

Agent Comments



**Price:** \$990,000

**Method:** Private Sale

**Date:** 20/12/2021

**Property Type:** House

**Land Size:** 1177 sqm approx



**10 King Parrot Way WHITTLESEA 3757 (REI)**

Agent Comments



**Price:** \$900,000

**Method:** Private Sale

**Date:** 22/11/2021

**Property Type:** House

**Land Size:** 702 sqm approx

**Account** - Buckingham & Co | P: 03 9435 0999 | F: 03 9435 0111