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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range between \$850,000		&		\$900,000				
Median sale pr	rice							
Median price	\$685,000	Pro	operty Type	Hou	se		Suburb	Whittlesea
Period - From	07/01/2021	to	06/01/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8 Pelican WIk 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

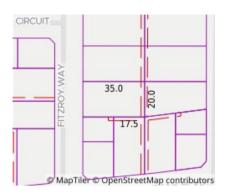
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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 WIk WHITTLESEA 3757 (REI/VG) Price: \$1,000,000 Method: Private Sale Date: 12/10/2021 Property Type: House Land Size: 747 sqm approx	Agent Comments
45 Corella Dr WHITTLESEA 3757 (REI) 45 Corella Dr WHITTLESEA 3757 (REI) 4 2 2 4 Price: \$990,000 Method: Private Sale Date: 20/12/2021 Property Type: House Land Size: 1177 sqm approx	Agent Comments
10 King Parrot Way WHITTLESEA 3757 (REI) 4 2 4 Price: \$900,000 Method: Private Sale Date: 22/11/2021 Property Type: House Land Size: 702 sqm approx	Agent Comments

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





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