

## 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 3 Crystal Close Whittlesea 3757

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$410,000 & \$450,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$447,000 \*House x \*Unit Suburb Whittlesea 3757  
Period - From February 2017 to February 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
34 Corella Drive Whittlesea 3757	\$430,000	18/1/17
27 Northwood Drive Whittlesea 3757	\$415,000	23/3/17
3 Old Kent Road Whittlesea 3757	\$380,000	20/3/17

OR

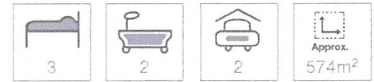
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

## ► SOLD PROPERTIES



### 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: 0.97km



### 27 Northwood Drive Whittlesea VIC 3757

Sold Price: \$415,000  
 Sold Date: 23 Mar 2017  
 Category: House: One Storey / Lowset  
 Lot Plan: 67/PS447363 WHITTLESEA VIC



Distance: 0.44km



### 3 Old Kent Road Whittlesea VIC 3757

Sold Price: \$380,000  
 Sold Date: 20 Mar 2017  
 Category: House  
 Lot Plan: 2/PS510470 WHITTLESEA VIC



Distance: 0.66km



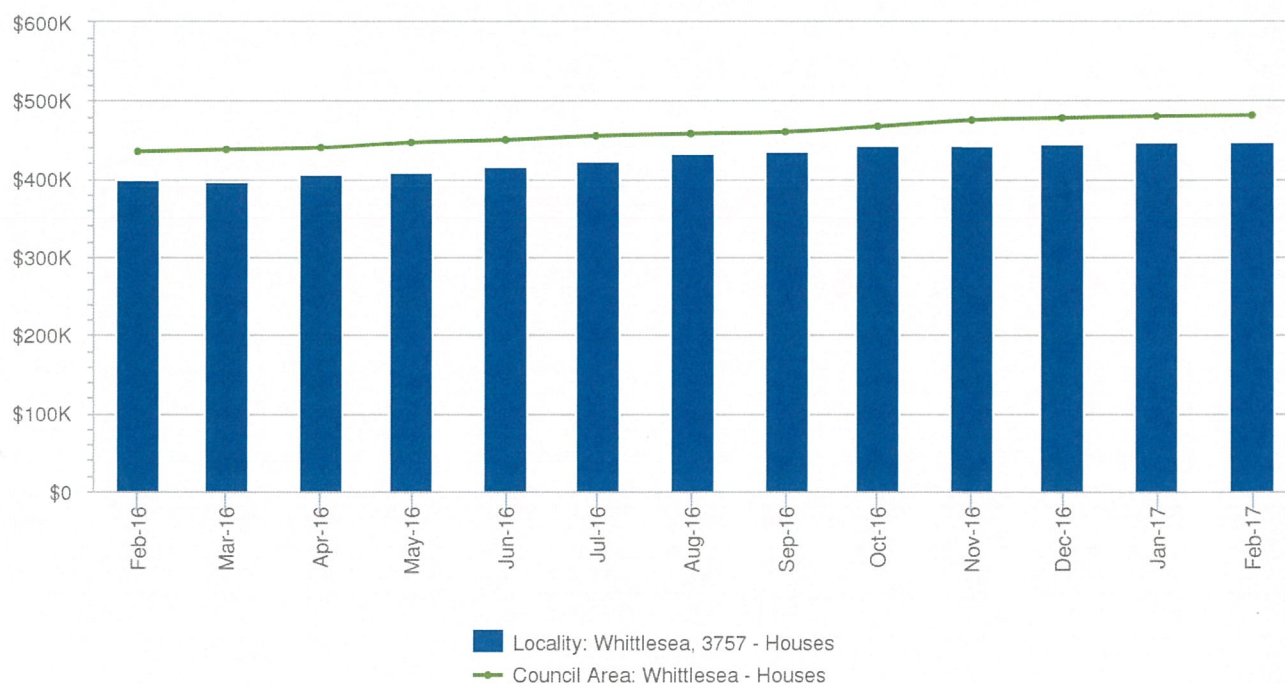
## ► RECENT MEDIAN SALE PRICES

### Recent Median Sale Prices (House)

Period	WHITTLESEA	WHITTLESEA
	Median Price	Median Price
February 2017	\$447,000	\$481,000
January 2017	\$447,000	\$480,000
December 2016	\$446,000	\$477,700
November 2016	\$443,500	\$474,900
October 2016	\$442,000	\$467,037
September 2016	\$435,000	\$460,000
August 2016	\$433,000	\$457,750
July 2016	\$423,500	\$455,000
June 2016	\$415,000	\$450,000
May 2016	\$410,000	\$446,500
April 2016	\$405,500	\$440,000
March 2016	\$397,500	\$437,500

Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period