

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for

Address  
Including suburb and  
postcode

18 WALLAN ROAD, WHITTLESEA, VIC

### Indicative selling price

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

Price Range: \$540,000 to \$580,000

### Median sale price

Median price

\$541,250

House

X

Unit

Suburb

WHITTLESEA

Period

01 July 2017 to 30 June 2018

Source

 pricefinder

### Comparable property sales

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	Price	Date of sale
28 PLOVER WAY, WHITTLESEA, VIC 3757	*\$560,000	30/06/2018
12 WALLAN RD, WHITTLESEA, VIC 3757	\$542,500	27/04/2018
38 JAMES ST, WHITTLESEA, VIC 3757	\$561,000	09/03/2018

8 ELM ST, WHITTLESEA, VIC 3757	\$575,000	06/12/2017
17 NENE CRT, WHITTLESEA, VIC 3757	*\$580,000	01/06/2018
19 JAMES ST, WHITTLESEA, VIC 3757	\$730,000	19/05/2018
66 BLACK FLAT RD, WHITTLESEA, VIC 3757	\$590,000	08/03/2018



masonwhitemcdougall

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18 WALLAN ROAD, WHITTLESEA, VIC**

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### Indicative Selling Price

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

Price Range: **\$540,000 to \$580,000**

## MEDIAN SALE PRICE



**WHITTLESEA, VIC, 3757**

Suburb Median Sale Price (House)

**\$541,250**

01 July 2017 to 30 June 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**28 PLOVER WAY, WHITTLESEA, VIC 3757**

4 2 2

Sale Price

**\*\$560,000**

Sale Date: 30/06/2018

Distance from Property: 423m



**12 WALLAN RD, WHITTLESEA, VIC 3757**

4 1 2

Sale Price

**\$542,500**

Sale Date: 27/04/2018

Distance from Property: 57m



**38 JAMES ST, WHITTLESEA, VIC 3757**

4 2 2

Sale Price

**\$561,000**

Sale Date: 09/03/2018

Distance from Property: 342m



This report has been compiled on 17/08/2018 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2018 -

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8 ELM ST, WHITTLESEA, VIC 3757

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Sale Price

**\$575,000**

Sale Date: 06/12/2017

Distance from Property: 680m



17 NENE CRT, WHITTLESEA, VIC 3757

4 2 2

Sale Price

**\*\$580,000**

Sale Date: 01/06/2018

Distance from Property: 848m



19 JAMES ST, WHITTLESEA, VIC 3757

3 1 2

Sale Price

**\$730,000**

Sale Date: 19/05/2018

Distance from Property: 206m



66 BLACK FLAT RD, WHITTLESEA, VIC

3 2 3

Sale Price

**\$590,000**

Sale Date: 08/03/2018

Distance from Property: 740m

