



## 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 8 Gardenia Place 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 \$420,000

or range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price \$623,000

\*House x

\*Unit

Suburb Whittlesea 3757

Period - From Sep 2018

to Dec 2018

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
6 Gardenia Place Whittlesea 3757	\$420,000	15/5/19
11 Gardenia Place Whittlesea 3757	\$455,000	16/8/18
10 Gardenia Place Whittlesea 3757	\$450,000	25/5/18