

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

16 ROSLYN WAY WHITTLESEA VIC 3757

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Whittlesea

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

111 CHURCH STREET WHITTLESEA VIC 3757	\$750,000	03-Mar-25
66 BLACK FLAT ROAD WHITTLESEA VIC 3757	\$700,000	17-Apr-25
29 JAMES STREET WHITTLESEA VIC 3757	\$695,000	05-Feb-25

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 6 months.~~

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**111 CHURCH STREET WHITTLESEA
VIC 3757**

3 2 -

Sold Price

\$750,000

Sold Date

03-Mar-25

Distance

0.12km



**66 BLACK FLAT ROAD
WHITTLESEA VIC 3757**

3 2 3

Sold Price

^{RS} **\$700,000**

Sold Date

17-Apr-25

Distance

0.23km



**29 JAMES STREET WHITTLESEA
VIC 3757**

3 2 4

Sold Price

^{RS} **\$695,000**

Sold Date

05-Feb-25

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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