

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3 Wiltshire Drive, White Hills Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$415,000 & \$445,000

Median sale price

Median price \$495,000 Property Type House Suburb White Hills

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

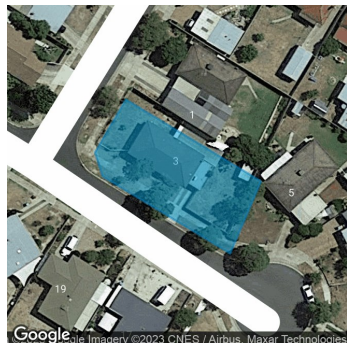
	Address of comparable property	Price	Date of sale
1	20 Grace St WHITE HILLS 3550	\$455,000	07/11/2022
2	137 Bobs St WHITE HILLS 3550	\$445,000	20/02/2023
3	17 Cahill St WHITE HILLS 3550	\$405,000	02/12/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

30/03/2023 13:40



Property Type: House (Previously Occupied - Detached)
Land Size: 542 sqm approx
Agent Comments

Indicative Selling Price
\$415,000 - \$445,000
Median House Price
December quarter 2022: \$495,000

Comparable Properties



20 Grace St WHITE HILLS 3550 (REI/VG)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 07/11/2022
Property Type: House
Land Size: 444 sqm approx



137 Bobs St WHITE HILLS 3550 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 20/02/2023
Property Type: House (Res)
Land Size: 736 sqm approx



17 Cahill St WHITE HILLS 3550 (REI/VG)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 02/12/2022
Property Type: House
Land Size: 439 sqm approx