

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

53 KING PARROT 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

House

Suburb

Whittlesea

Period-from

01 Jul 2024

to

30 Jun 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

110 OAKBANK BOULEVARD WHITTLESEA VIC 3757	\$706,000	29-Mar-25
159 TAMBO CIRCUIT WHITTLESEA VIC 3757	\$600,000	07-May-25
71A LAUREL STREET WHITTLESEA VIC 3757	\$700,000	03-May-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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**110 OAKBANK BOULEVARD
WHITTLESEA VIC 3757**

 3  2  2

Sold Price **\$706,000** Sold Date **29-Mar-25**

Distance **0.2km**



**159 TAMBO CIRCUIT WHITTLESEA
VIC 3757**

 3  2  2

Sold Price **\$600,000** Sold Date **07-May-25**

Distance **0.39km**



**71A LAUREL STREET WHITTLESEA
VIC 3757**

 3  2  -

Sold Price ^{RS} **\$700,000** Sold Date **03-May-25**

Distance **1.88km**

RS = Recent sale **UN** = Undisclosed Sale

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