

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

538 Napier Street, White Hills Vic 3550

Indicative selling price

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

Range between \$450,000 & \$475,000

Median sale price

Median price \$529,000

Property Type House

Suburb White Hills

Period - From 01/07/2021

to 30/06/2022

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	432 Napier St WHITE HILLS 3550	\$475,000	21/07/2021
2	491 Napier St WHITE HILLS 3550	\$470,000	24/06/2022
3	81 Bobs St WHITE HILLS 3550	\$470,000	01/02/2022

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:

23/08/2022 08:55



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Property Type: House
Land Size: 541 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$475,000
Median House Price
Year ending June 2022: \$529,000

Comparable Properties



432 Napier St WHITE HILLS 3550 (VG)

Agent Comments

3 - -

Price: \$475,000
Method: Sale
Date: 21/07/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 935 sqm approx



491 Napier St WHITE HILLS 3550 (REI/VG)

Agent Comments

3 1 -

Price: \$470,000
Method: Private Sale
Date: 24/06/2022
Property Type: House
Land Size: 1016 sqm approx



81 Bobs St WHITE HILLS 3550 (REI)

Agent Comments

3 1 1

Price: \$470,000
Method: Private Sale
Date: 01/02/2022
Property Type: House
Land Size: 694.39 sqm approx