

#### 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	13 Hill Street, Whittlesea Vic 3757
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$680,000	&	\$740,000
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#### Median sale price

Median price	\$570,000	Hou	use X	Unit		Suburb	Whittlesea
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

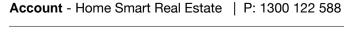
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	19 James St WHITTLESEA 3757	\$730,000	19/05/2018
2	37 James St WHITTLESEA 3757	\$720,000	10/08/2018
3	15 Hut St WHITTLESEA 3757	\$575,000	23/07/2018

#### 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 six months.







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Rooms:

Property Type: Land Land Size: 777 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$680,000 - \$740,000 **Median House Price** Year ending June 2018: \$570,000

## Comparable Properties

19 James St WHITTLESEA 3757 (REI/VG)





Price: \$730,000 Method: Auction Sale Date: 19/05/2018

Rooms: -

Property Type: House (Res) Land Size: 1008 sqm approx **Agent Comments** 



37 James St WHITTLESEA 3757 (REI)





Price: \$720,000 Method: Private Sale Date: 10/08/2018 Rooms: 7

Property Type: House Land Size: 702 sqm approx Agent Comments



15 Hut St WHITTLESEA 3757 (REI)



Price: \$575,000 Method: Private Sale Date: 23/07/2018

Rooms: -

Property Type: House (Res) Land Size: 612 sqm approx

**Agent Comments** 

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