

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

13 Hill Street, Whittlesea Vic 3757

Indicative selling price

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

Range between

\$680,000

&

\$740,000

Median sale price

Median price

\$570,000

House

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.

	Address 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.



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)

Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 1008 sqm approx



37 James St WHITTLESEA 3757 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 10/08/2018
Rooms: 7
Property Type: House
Land Size: 702 sqm approx



15 Hut St WHITTLESEA 3757 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 23/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 612 sqm approx