

Gavin Butler
03 5448 3322
0427 887 766
sales@gavinbutler.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
-------------	---------	-----	------

Address	2/21 Heinz Street, White Hills Vic 3550
Including suburb and	
postcode	

Indicative selling price

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

Single price \$339,500

Median sale price

Median price	\$353,000	Hou	ise X	Unit		Suburb	White Hills
Period - From	01/04/2017	to	30/06/2017		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 4 Verbena Tce EPSOM 3551 \$365,000 24/03/2017

2	13 Manna Gum Dr EPSOM 3551	\$341,000	20/04/2017
3	12 Bosquet St WHITE HILLS 3550	\$310,000	12/05/2017

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.

Account - Gavin Butler Real Estate | P: 03 5448 3322





Generated: 28/08/2017 13:25



Gavin Butler 03 5448 3322 0427 887 766 sales@gavinbutler.com.au

Indicative Selling Price \$339,500 **Median House Price** June quarter 2017: \$353,000





Property Type: House Land Size: 547 sqm approx

Agent Comments



Comparable Properties



--3





Price: \$365,000 Method: Private Sale Date: 24/03/2017 Rooms: 5

Property Type: House Land Size: 756 sqm approx

13 Manna Gum Dr EPSOM 3551 (VG)

-3





Price: \$341,000 Method: Sale Date: 20/04/2017

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 630 sqm approx

12 Bosquet St WHITE HILLS 3550 (VG)

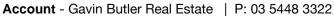
=3





Price: \$310,000 Method: Sale Date: 12/05/2017 Rooms: -

Property Type: House (Res) Land Size: 967 sqm approx







Generated: 28/08/2017 13:25

Agent Comments

Agent Comments

Agent Comments