

## 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 2/21 Heinz Street, White Hills Vic 3550

#### 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 House 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.

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**Indicative Selling Price**  
\$339,500

**Median House Price**  
June quarter 2017: \$353,000



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**Rooms:**  
**Property Type:** House  
**Land Size:** 547 sqm approx  
**Agent Comments**

## Comparable Properties



**4 Verbena Tce EPSOM 3551 (REI/VG)**

**Agent Comments**

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**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)**

**Agent Comments**

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**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)**

**Agent Comments**

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**Price:** \$310,000  
**Method:** Sale  
**Date:** 12/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 967 sqm approx