



4 1 3

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1012 sqm

Agent Comments

House plus separate 1 bedroom unit with own entrance

Indicative Selling Price
\$715,000 - \$730,000
Median House Price
March quarter 2017: \$462,500

Comparable Properties



6 King Parrot Way WHITTLESEA 3757 (REI)

Agent Comments

3 2 2

Price: \$525,000

Method: Private Sale

Date: 05/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 608 sqm



112 Oakbank Blvd WHITTLESEA 3757 (REI)

Agent Comments

4 2 2

Price: \$480,000

Method: Private Sale

Date: 11/05/2017

Rooms: 6

Property Type: House

Land Size: 402 sqm



20 Osland Ct WHITTLESEA 3757 (REI)

Agent Comments

3 2 4

Price: \$470,000

Method: Private Sale

Date: 07/04/2017

Rooms: 6

Property Type: House

Land Size: 652 sqm

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 Hill Street, Whittlesea Vic 3757

Indicative selling price

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

Range between \$715,000 & \$730,000

Median sale price

Median price \$462,500

House X

Suburb Whittlesea

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 King Parrot Way WHITTLESEA 3757	\$525,000	05/05/2017
112 Oakbank Blvd WHITTLESEA 3757	\$480,000	11/05/2017
20 Osland Ct WHITTLESEA 3757	\$470,000	07/04/2017