

# STATEMENT OF INFORMATION

3 ROSS STREET, WHITE HILLS, VIC 3550

PREPARED BY DANNY CLARKE, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 ROSS STREET, WHITE HILLS, VIC 3550**

 4  2  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$295,000 to \$315,000**

Provided by: Danny Clarke, Professionals Bendigo

## MEDIAN SALE PRICE



**WHITE HILLS, VIC, 3550**

Suburb Median Sale Price (House)

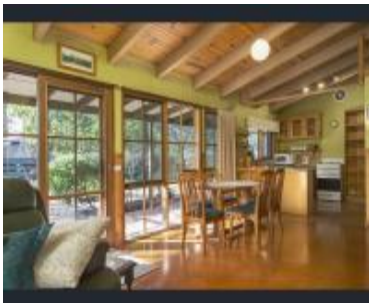
**\$306,500**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**13 MARROO ST, WHITE HILLS, VIC 3550**

 3  1  3

Sale Price

**\$308,000**

Sale Date: 12/05/2017

Distance from Property: 2km



**39 RAGLAN ST, WHITE HILLS, VIC 3550**

 3  1  4

Sale Price

**\$300,000**

Sale Date: 06/03/2017

Distance from Property: 605m



**435 NAPIER ST, WHITE HILLS, VIC 3550**

 3  1  3

Sale Price

**\$278,000**

Sale Date: 05/08/2016

Distance from Property: 1.3km



This report has been compiled on 28/07/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 ROSS STREET, WHITE HILLS, VIC 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$295,000 to \$315,000

### Median sale price

Median price

\$306,500

House

Unit

Suburb

WHITE HILLS

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
13 MARROO ST, WHITE HILLS, VIC 3550	\$308,000	12/05/2017
39 RAGLAN ST, WHITE HILLS, VIC 3550	\$300,000	06/03/2017
435 NAPIER ST, WHITE HILLS, VIC 3550	\$278,000	05/08/2016