

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 1/61 Regent Street Whittington

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$275,000 & \$295,000

#### Median sale price




Median price: \$290,000 House Suburb: Whittington  
Period - From: 01/03/2016 to 31/03/2017 Source: PDOL

#### Comparable property sales

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



#### 42 Regent St WHITTINGTON

3  1  1 

Attention first home owner / investors you will be amazed by the updated open plan kitchen, dining , living area. Kitchen equipped

**Sold by Private Sale \$315,000**  
**Date Sold May 2017**  
**Land 683 SqM**



#### 2/2 Glover St NEWCOMB




2  1  1 

Perfectly located within a short distance to local Primary and Secondary Schools, Bellarine Shopping Village and only a short

**Sold by Private Sale \$275,000**  
**Date Sold Mar 2017**



#### 2/14 Oxford St WHITTINGTON

2  1  2 

Embracing a north easterly aspect, this single level home reveals a low maintenance design with plenty of future potential. It's

**Sold by Private Sale \$252,000**  
**Date Sold Feb 2017**  
**Land 170 SqM**