

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 or
locality and postcode

21 Carrington Gardens, White Hills

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$294,500

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$353,000

*House

*Unit

Suburb
or locality 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 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 |
|--|-----------|--------------|
| 1 15 Koorungal Drive, Eaglehawk 3556 | \$308,000 | 13/06/2017 |
| 2. 27 Cassandra Cres, Epsom 3551 | \$292,000 | 03/05/2017 |
| 3. 17 Aliza Ave, California Gully 3556 | \$290,000 | 29/05/2017 |