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

3 Monaro Way, Whittlesea Vic 3757

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$790,000		&		\$830,000			
Median sale pr	ice							
Median price	\$800,000	Pro	operty Type	Hou	se		Suburb	Whittlesea
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	11 Yeerung Way WHITTLESEA 3757	\$825,000	13/12/2023
2	27 King Parrot Way WHITTLESEA 3757	\$815,000	07/11/2023
3	16 Macmeikan St WHITTLESEA 3757	\$800,000	11/10/2023

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.

This Statement of Information was prepared on:

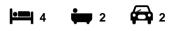
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3 Monaro Way, Whittlesea Vic 3757

Integrity

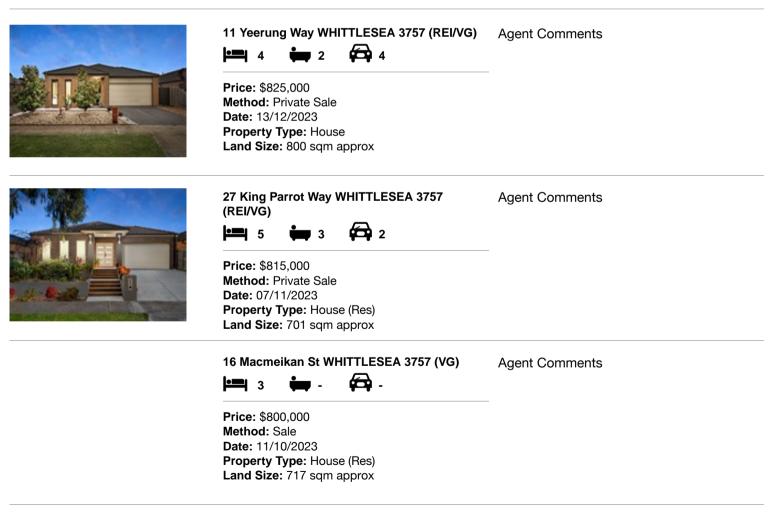




Rooms: 5 Property Type: House Land Size: 553 sqm approx Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

Indicative Selling Price \$790,000 - \$830,000 Median House Price Year ending December 2023: \$800,000

Comparable Properties



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propertydata

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