

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

4 Evelyn Street, Whittlesea Vic 3757

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$828,000 Property Type House Suburb Whittlesea

Period - From 01/01/2024 to 31/03/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	8 Plover Way WHITTLESEA 3757	\$695,000	26/04/2024
2	4 Hilda PI WHITTLESEA 3757	\$660,000	20/02/2024
3	15 Lyrebird Wik WHITTLESEA 3757	\$600,000	16/01/2024

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:

11/06/2024 09:20



Renee Cornish

0425 437 250

Buckingham & Co. Estate Agents | Whittlesea

3 2 2

Property Type: House

Land Size: 302 sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$649,000

Median House Price

March quarter 2024: \$828,000

Comparable Properties



8 Plover Way WHITTLESEA 3757 (REI)

Agent Comments

3 2 2

Price: \$695,000

Method: Private Sale

Date: 26/04/2024

Property Type: House

Land Size: 596 sqm approx



4 Hilda PI WHITTLESEA 3757 (VG)

Agent Comments

3 - -

Price: \$660,000

Method: Sale

Date: 20/02/2024

Property Type: House (Res)

Land Size: 442 sqm approx

15 Lyrebird Wik WHITTLESEA 3757 (VG)

Agent Comments

3 - -

Price: \$600,000

Method: Sale

Date: 16/01/2024

Property Type: House (Res)

Land Size: 330 sqm approx

Account - Buckingham & Co | P: 03 9435 0999 | F: 03 9435 0111