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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$590,000		&		\$649,000			
Median sale pr	rice							
Median price	\$828,000	Pro	operty Type	Hou	ISE		Suburb	Whittlesea
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress 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 Wlk 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









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)

4 Hilda PI WHITTLESEA 3757 (VG)

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Price: \$695,000 Method: Private Sale Date: 26/04/2024 Property Type: House Land Size: 596 sqm approx Agent Comments

Agent Comments



Price: \$660,000 Method: Sale Date: 20/02/2024 Property Type: House (Res) Land Size: 442 sqm approx

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15 Lyrebird WIk WHITTLESEA 3757 (VG)

Agent Comments



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



propertydata

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