

## 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

42 KING PARROT WAY WHITTLESEA VIC 3757

### Indicative selling price

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

Single Price

or range  
between

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Whittlesea

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

112 TAMBO CIRCUIT WHITTLESEA VIC 3757	\$700,000	15-Dec-22
102 OAKBANK BOULEVARD WHITTLESEA VIC 3757	\$710,000	05-May-23

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 6 months.

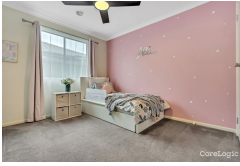
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**112 TAMBO CIRCUIT WHITTLESEA  
VIC 3757**

3 2 2

Sold Price

**\$700,000**

Sold Date

**15-Dec-22**

Distance

**0.22km**



**102 OAKBANK BOULEVARD  
WHITTLESEA VIC 3757**

3 2 2

Sold Price

**\$710,000**

Sold Date

**05-May-23**

Distance

**0.13km**

RS = Recent sale

UN = Undisclosed Sale

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