

## 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

48 OAKBANK BOULEVARD 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Whittlesea

Period-from

01 May 2023

to

30 Apr 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

|  |           |           |
|--|-----------|-----------|
| 27 KING PARROT WAY WHITTLESEA VIC 3757 | \$815,000 | 07-Nov-23 |
| 11 YEERUNG WAY WHITTLESEA VIC 3757     | \$825,000 | 13-Dec-23 |
| 1 OVENS CIRCUIT WHITTLESEA VIC 3757    | \$831,000 | 22-Mar-24 |

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.~~

This Statement of Information was prepared on: 01 May 2024



**27 KING PARROT WAY  
WHITTLESEA VIC 3757**

5 3 2

Sold Price **\$815,000** Sold Date **07-Nov-23**

Distance **0.48km**



**11 YEERUNG WAY WHITTLESEA  
VIC 3757**

4 2 2

Sold Price **\$825,000** Sold Date **13-Dec-23**

Distance **0.84km**



**1 OVENS CIRCUIT WHITTLESEA VIC  
3757**

4 2 3

Sold Price <sup>RS</sup> **\$831,000** Sold Date **22-Mar-24**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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