Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 5/39 Ovens Circuit, Whittlesea Vic 3757 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$445,000 | & | \$485,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$487,500 | Pro | perty Type | Unit | | Suburb | Whittlesea |
|---------------|------------|-----|------------|------|--------|--------|------------|
| Period - From | 19/06/2023 | to | 18/06/2024 | | 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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|--------------------------------|-----------|--------------|
| 1 | 1/31 Walnut St WHITTLESEA 3757 | \$485,000 | 12/03/2024 |
| 2 | 1/27 James St WHITTLESEA 3757 | \$450,000 | 17/04/2024 |
| 3 | 2/18 James St WHITTLESEA 3757 | \$440,000 | 02/03/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 19/06/2024 21:43 |
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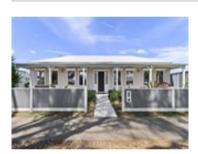


Property Type: Unit Land Size: 204 sqm approx

Agent Comments

Indicative Selling Price \$445,000 - \$485,000 **Median Unit Price** 19/06/2023 - 18/06/2024: \$487,500

Comparable Properties



1/31 Walnut St WHITTLESEA 3757 (REI/VG)





Agent Comments

Price: \$485,000 Method: Private Sale Date: 12/03/2024 Property Type: Unit

Land Size: 206 sqm approx



1/27 James St WHITTLESEA 3757 (REI)







Price: \$450,000 Method: Private Sale Date: 17/04/2024 Property Type: Unit Land Size: 380 sqm approx

Agent Comments



2/18 James St WHITTLESEA 3757 (REI/VG)

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Price: \$440.000 Method: Private Sale Date: 02/03/2024 Property Type: Unit

Land Size: 362 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444



