

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 5/39 Ovens Circuit, Whittlesea Vic 3757

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 Property 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	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 comparable properties 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



2
 1
 1

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

2
 1
 1

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)

Agent Comments

2
 1
 1

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



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

Agent Comments

2
 1
 2

Price: \$440,000
Method: Private Sale
Date: 02/03/2024
Property Type: Unit
Land Size: 362 sqm approx

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