

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 KATARINA PLACE WHITTINGTON VIC 3219

Indicative selling price

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

Single Price

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Whittington

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

230 ST ALBANS ROAD BREAKWATER VIC 3219	\$540,000	18-Dec-23
9 TOWNSEND ROAD WHITTINGTON VIC 3219	\$540,000	26-Apr-23
29 HICKEY STREET WHITTINGTON VIC 3219	\$510,000	31-Aug-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 February 2024

**230 ST ALBANS ROAD
BREAKWATER VIC 3219**

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Sold Price **\$540,000** Sold Date **18-Dec-23**Distance **0.34km****9 TOWNSEND ROAD
WHITTINGTON VIC 3219**

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Sold Price Sold Date **26-Apr-23**Distance **0.37km****29 HICKEY STREET WHITTINGTON
VIC 3219**

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Sold Price **\$510,000** Sold Date **31-Aug-22**Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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