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

7 O'Shannassy Way, Whittlesea Vic 3757

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$870,000		&		\$915,000			
Median sale p	rice							
Median price	\$847,500	Pro	operty Type	Hou	se		Suburb	Whittlesea
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	70 Tambo Cirt WHITTLESEA 3757	\$978,000	13/10/2023
2	33 Fitzroy Way WHITTLESEA 3757	\$935,000	30/10/2023
3	13 Campaspe Dr WHITTLESEA 3757	\$845,000	18/08/2023

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:

09/01/2024 08:43









Property Type: House Land Size: 700 sqm approx Agent Comments

Indicative Selling Price \$870,000 - \$915,000 Median House Price September quarter 2023: \$847,500

Comparable Properties



70 Tambo Cirt WHITTLESEA 3757 (REI) 2 2



Price: \$978,000 Method: Private Sale Date: 13/10/2023 Property Type: House (Res) Land Size: 800 sqm approx

Agent Comments



33 Fitzroy Way WHITTLESEA 3757 (REI) **6** 5

Agent Comments



Price: \$935,000 Method: Private Sale Date: 30/10/2023 Property Type: House (Res) Land Size: 704 sqm approx



13 Campaspe Dr WHITTLESEA 3757 (REI/VG) Agent Comments



Price: \$845.000 Method: Private Sale Date: 18/08/2023 Property Type: House (Res) Land Size: 723 sqm approx

Account - Buckingham & Co | P: 03 9435 0999 | F: 03 9435 0111





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