

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$915,000

### Median sale price

Median price \$847,500 Property Type House Suburb Whittlesea

Period - From 01/07/2023 to 30/09/2023 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	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



**Renee Cornish**

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Buckingham & Co. Estate Agents | Whittlesea



**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)**

**Agent Comments**



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



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

**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