

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

16 Retland Drive, Whittlesea Vic 3757

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$505,000 House Unit Suburb Whittlesea

Period - From 01/10/2017 to 31/12/2017 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	12 Retland Dr WHITTLESEA 3757	\$980,000	01/03/2018
2	47 Fir St WHITTLESEA 3757	\$620,000	04/12/2017
3	38 James St WHITTLESEA 3757	\$561,000	15/03/2018

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.