

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

9 OLD KENT ROAD WHITTLESEA VIC 3757

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Whittlesea

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

63 LAUREL STREET WHITTLESEA VIC 3757	\$580,000	28-Jun-24
11 GARDENIA PLACE WHITTLESEA VIC 3757	\$555,350	08-Aug-24

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 6 months.

This Statement of Information was prepared on: 28 August 2024



**63 LAUREL STREET WHITTLESEA
VIC 3757**

Sold Price

^{RS}

\$580,000

Sold Date

28-Jun-24

 3  2  1

Distance

1.52km



**11 GARDENIA PLACE WHITTLESEA
VIC 3757**

Sold Price

^{RS}

\$555,350

Sold Date

08-Aug-24

 3  2  1

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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