

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 6,7 and 8, 11 and 16 The Perch Kennewell Street White Hills

### Indicative selling price

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

Single price

\$\*

or range between

\$135,000

&

\$145,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$145,000

\*House

\*unit

Suburb  
or locality

White Hills

Period - From

14.1.16

to

14.7.16

Source

Price Finder

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

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property

Price

Date of sale

12 Fossickers Place White Hills	\$139,000	27.4.16
17 Fossickers Place White Hills	\$144,000	27.4.16
16 Fossickers Place White Hills	\$145,000	17.3.16

OR

**B\*** **Either** 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\*.

**Or** 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\*.

(\*Delete as applicable)

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 1,3,4,9,10 and 12 The Perch Kennewell Street White Hills

### Indicative selling price

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

Single price \$149,000.00

&

### Median sale price

(\*Delete house or unit as applicable)

Median price \$145,000.00

Land

Suburb  
or locality

White Hills

Period - From 14.7.16

to

14.7.17

Source

Price Finder

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

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
75 Kennewell Street White Hills	\$150,000	25.1.17
7 Fossickers Place White Hills	\$157,000	29.9.16
4 Fossickers Place White Hills	\$157,000	16.9.16

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### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 17 Stage 3 The Perch Kennewell Street White Hill

### Indicative selling price

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

Single price

\$164,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$162,400

Suburb  
or locality

White Hills

Period - From

6.3.17

to 6.9.18

Source

Price finder

### 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

Address of comparable property	Price	Date of sale
11 orville way White Hills	\$167,950	17/8/18
23 Orville Way White Hills	\$174,000	25/7/18
21 Orville Way White Hills	\$165,000	8/6/18

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### Property offered for sale

Address  
Including suburb or  
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Lot 18,19,20,21 Stage 3 The Perch Kennewell Street White Hills

### Indicative selling price

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

Single price

\$149,000

to

\$154,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$162,400

Suburb  
or locality

White Hills

Period - From

6.3.17

to 6.9.18

Source

Price finder

### 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

12 Peppercorns Street White Hills	\$161,000	10/8/17
20 Rheola Drv White Hills	\$159,500	4/7/17
18 Rheola Drv White Hills	\$159,500	5/7/17