

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

4/451 Napier Street, White Hills Vic 3550

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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$260,000 - \$280,000

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### Median sale price

Median Price \$305,000 | House | White Hills

Period – From 18<sup>th</sup> June 2017 to 18<sup>th</sup> June 2018 Source – RPdata

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### Comparable property sales

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
3/451 Napier Street, White Hills Vic 3550	\$260,000	16/10/2017
1/417A Napier Street, White Hills Vic 3550	\$279,000	18/09/2017
2/52A Napier Street, White Hills Vic 3550	\$286,000	28/07/2017