

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 IRONHILL CLOSE, WHITE HILLS, VIC







Indicative Selling Price

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

Price Range:

\$396,000 to \$438,000

MEDIAN SALE PRICE



WHITE HILLS, VIC, 3550

Suburb Median Sale Price (House)

\$300,500

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



10 AMBROSIA RISE, EPSOM, VIC 3551







Sale Price

\$415,000

Sale Date: 27/09/2016

Distance from Property: 918m





3 CASINA CRT, EPSOM, VIC 3551







Sale Price

\$410,000

Sale Date: 15/11/2016

Distance from Property: 621m





42 KENNEWELL ST, WHITE HILLS, VIC 3550







Sale Price

\$405.000

Sale Date: 30/11/2016

Distance from Property: 440m







21 AMBROSIA RISE, EPSOM, VIC 3551 4 2 2 2 2 2







Sale Price

\$420,000

Sale Date: 06/07/2017

Distance from Property: 866m





13 LONDONDERRY WAY, EPSOM, VIC 3551







Sale Price

\$429,000

Sale Date: 20/11/2017

Distance from Property: 901m





9 MANNA GUM DR, EPSOM, VIC 3551







Sale Price

*\$421,000

Sale Date: 03/01/2018

Distance from Property: 1.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

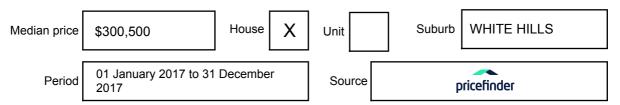
Address Including suburb and postcode	3 IRONHILL CLOSE, WHITE HILLS, VIC 3550
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Indicative selling price

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Price Range: \$396,000 to \$438,000

Median sale price



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
10 AMBROSIA RISE, EPSOM, VIC 3551	\$415,000	27/09/2016
3 CASINA CRT, EPSOM, VIC 3551	\$410,000	15/11/2016
42 KENNEWELL ST, WHITE HILLS, VIC 3550	\$405,000	30/11/2016
21 AMBROSIA RISE, EPSOM, VIC 3551	\$420,000	06/07/2017

13 LONDONDERRY WAY, EPSOM, VIC 3551	\$429,000	20/11/2017
9 MANNA GUM DR, EPSOM, VIC 3551	*\$421,000	03/01/2018