

## 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](http://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



This report has been compiled on 02/03/2018 by Maher Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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21 AMBROSIA RISE, EPSOM, VIC 3551

 4  2  2

Sale Price

**\$420,000**

Sale Date: 06/07/2017

Distance from Property: 866m



13 LONDONDERRY WAY, EPSOM, VIC 3551

 4  2  2

Sale Price

**\$429,000**

Sale Date: 20/11/2017

Distance from Property: 901m



9 MANNA GUM DR, EPSOM, VIC 3551

 4  2  4

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

### Indicative selling price

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

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

### Median sale price

Median price \$300,500

House

Unit

Suburb

WHITE HILLS

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### 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