

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

3 Cahill Street, 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)

Range between \$350,000 & \$380,000

### Median sale price

Median price \$375,000 Property Type House Suburb White Hills

Period - From 10/02/2020 to 09/02/2021 Source REIV

### 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
1	11 Dooley St NORTH BENDIGO 3550	\$375,000	25/07/2020
2	81 Buckland St EPSOM 3551	\$341,750	02/09/2020
3	402 Napier St WHITE HILLS 3550	\$340,000	31/08/2020

**OR**

~~**B\*** 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.~~

This Statement of Information was prepared on:

10/02/2021 10:14

3 Cahill Street, White Hills Vic 3550



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 554 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$350,000 - \$380,000

**Median House Price**

10/02/2020 - 09/02/2021: \$375,000

## Comparable Properties



**11 Dooley St NORTH BENDIGO 3550 (REI/VG)** **Agent Comments**



**Price:** \$375,000

**Method:** Private Sale

**Date:** 25/07/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 606 sqm approx



**81 Buckland St EPSOM 3551 (REI/VG)** **Agent Comments**



**Price:** \$341,750

**Method:** Private Sale

**Date:** 02/09/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 10000 sqm approx



**402 Napier St WHITE HILLS 3550 (REI/VG)** **Agent Comments**



**Price:** \$340,000

**Method:** Private Sale

**Date:** 31/08/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 647 sqm approx

**Account - Mawby Property** | P: 03 54449888