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<br>Including suburb and postcode | 13 ARBOR PLACE WHITE HILLS VIC 3550 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $570,000 | & | $610,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $490,000 | Property type | House | Suburb | White Hills |
| Period-from | 01 Jan 2023 | to | 31 Dec 2023 | Source | Corelogic |

## 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 |
|---|---|---|
| 14 JOHN STREET WHITE HILLS VIC 3550 | $610,000 | 10-Oct-23 |
| 22 TOPAZ AVENUE WHITE HILLS VIC 3550 | $587,000 | 28-Nov-22 |
| 7 KENSINGTON GROVE NORTH BENDIGO VIC 3550 | $595,500 | 28-Feb-23 |

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: 09 January 2024

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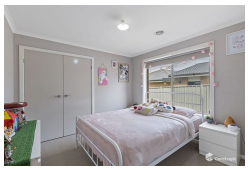


**14 JOHN STREET WHITE HILLS VIC 3550**

3 2 3

Sold Price **$610,000** Sold Date **10-Oct-23**

Distance **0.13km**



**22 TOPAZ AVENUE WHITE HILLS VIC 3550**

4 2 2

Sold Price **$587,000** Sold Date **28-Nov-22**

Distance **0.46km**



**7 KENSINGTON GROVE NORTH BENDIGO VIC 3550**

3 2 2

Sold Price **$595,500** Sold Date **28-Feb-23**

Distance **1.52km**

**RS** = Recent sale **UN** = Undisclosed Sale

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