

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

50 Scott Street, White Hills VIC 3550

Indicative selling price

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

\$350,000 & \$385,000

Median sale price

Median price \$303,000 House Suburb or locality White Hills

Period - From January 15th 2018 to January 24th 2018 Source www.realestate.com.au

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
1. 551 Napier Street, White Hills VIC 3550	\$335,000	21/06/17
2. 1 Goynes Road, Epsom VIC 3551	\$348,000	03/11/17
3. 4 Verbena Terrace, Epsom VIC 3551	\$365,000	10/03/17

Property data source: www.rpdata.com.au. Generated on 24/01/18.

Additional information about comparable sales.



White Hills 551 Napier Street

4 BED 1 BATH 1 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 1015m²



Epsom 1 Goynes Road

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 470m²



Epsom 4 Verbena Terrace

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 756m²