

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 and postcode	25 Townsend Road, Whittington, VIC 3219
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Indicative selling price

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

Single price	\$750,000	or range between		&	
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Median sale price

Median price	\$ 502,500	Property type	House	Suburb	WHITTINGTON
Period - From	30/08/2023	to	29/08/2024	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	18 Raymond Court St Albans Park Vic 3219	\$760,000	2023-07-10
2	5 Elizabeth Street St Albans Park Vic 3219	\$800,000	2023-06-22
3	38 Truscott Street Whittington Vic 3219	\$795,000	2023-03-03

This Statement of Information was prepared on: 30/08/2024

