McGrath Hugh Trieu 03 8547 0888 0412 060 820 hughtrieu@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

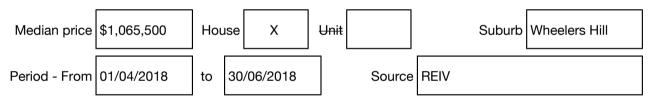
10 Woodview Court, Wheelers Hill Vic 3150

Indicative selling price

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

 Range between
 \$1,250,000
 &
 \$1,350,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	20 Tourmaline Cr WHEELERS HILL 3150	\$1,350,000	05/06/2018
2	6 Cantala Ct WHEELERS HILL 3150	\$1,303,000	19/09/2018
3	92 Marykirk Dr WHEELERS HILL 3150	\$1,265,000	02/06/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



McGrath Hugh Trieu



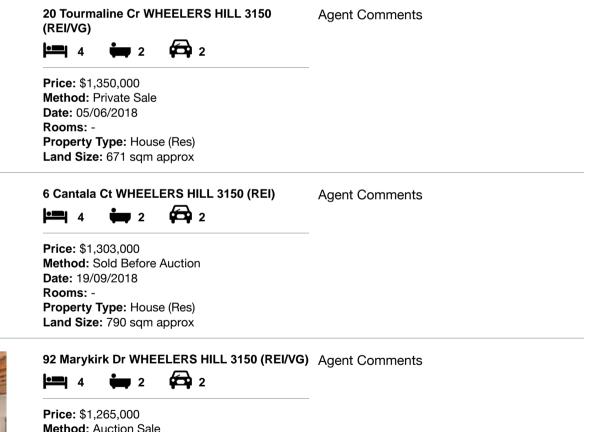


Rooms: Property Type: House Land Size: 904 sqm approx Agent Comments 0412 060 820 hughtrieu@mcgrath.com.au Indicative Selling Price \$1,250,000 - \$1,350,000

03 8547 0888

Median House Price June quarter 2018: \$1,065,500

Comparable Properties



Price: \$1,265,000 Method: Auction Sale Date: 02/06/2018 Rooms: -Property Type: House (Res) Land Size: 762 sqm approx

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