

## 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](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$1,065,500 House X Unit Suburb Wheelers Hill

Period - From 01/04/2018 to 30/06/2018 Source REIV

#### 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.



**Rooms:**

**Property Type:** House

**Land Size:** 904 sqm approx

Agent Comments

## Comparable Properties

**20 Tourmaline Cr WHEELERS HILL 3150 (REI/VG)**

Agent Comments



**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 05/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 671 sqm approx

**6 Cantala Ct WHEELERS HILL 3150 (REI)**

Agent Comments



**Price:** \$1,303,000

**Method:** Sold Before Auction

**Date:** 19/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 790 sqm approx

**92 Marykirk Dr WHEELERS HILL 3150 (REI/VG)** Agent Comments



**Price:** \$1,265,000

**Method:** Auction Sale

**Date:** 02/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 762 sqm approx

