



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 42 Calderwood Avenue, WHEELERS HILL 3150

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,000,000 -  
\$1,100,000**

### Median sale price

Median **House** for **WHEELERS HILL** for period **Oct 2018 - Sep 2019**  
Sourced from **pricefinder**.

**\$965,000**

### Comparable property sales

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 the most comparable to the property for sale.

**47 Chancellor Drive,**  
Wheelers Hill 3150

Price **\$1,070,000** Sold 19  
October 2019

**28 Bramley Crescent,**  
Wheelers Hill 3150

Price **\$1,020,000** Sold 06  
May 2019

**9 Madura Court,**  
Wheelers Hill 3150

Price **\$1,062,000** Sold 01  
June 2019

This Statement of Information was prepared on 31st Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

### Biggin & Scott Glen Waverley

45 Myrtle Street,  
Glen Waverley VIC 3150

### Contact agents



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