

## 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

43 Grandview Road 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,180,000

&

\$1,290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$987,500

Property type

House

Suburb

Wheelers Hill

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 6 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

5 Donald Road Wheelers Hill VIC 3150	\$1,181,000	31-Jul-19
9 Donald Road Wheelers Hill VIC 3150	\$1,253,800	12-Jun-19
1 June Close Wheelers Hill VIC 3150	\$1,310,000	13-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 12 November 2019



**5 Donald Road Wheelers Hill VIC 3150**

4 2 2

Sold Price

**\$1,181,000**

Sold Date

**31-Jul-19**

Distance

**1.46km**



**9 Donald Road Wheelers Hill VIC 3150**

4 2 2

Sold Price

**\$1,253,800**

Sold Date

**12-Jun-19**

Distance

**1.48km**



**1 June Close Wheelers Hill VIC 3150**

6 3 2

Sold Price

**\$1,310,000**

Sold Date

**13-Aug-19**

Distance

**0.9km**

RS = Recent sale

UN = Undisclosed Sale

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