

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 \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,289,000 House X Unit Suburb Wheelers Hill

Period - From 01/01/2018 to 31/03/2018 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	12 Woodview Ct WHEELERS HILL 3150	\$1,505,000	10/02/2018
2	128 Grandview Rd WHEELERS HILL 3150	\$1,400,000	28/03/2018
3	24 Coniston Dr WHEELERS HILL 3150	\$1,400,000	03/04/2018

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: 902.5 sqm approx

Agent Comments

Comparable Properties

12 Woodview Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,505,000

Method: Auction Sale

Date: 10/02/2018

Rooms: -

Property Type: House

Land Size: 940 sqm approx



128 Grandview Rd WHEELERS HILL 3150 (VG) Agent Comments



Price: \$1,400,000

Method: Sale

Date: 28/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 779 sqm approx

24 Coniston Dr WHEELERS HILL 3150 (VG)

Agent Comments



Price: \$1,400,000

Method: Sale

Date: 03/04/2018

Rooms: -

Property Type: Land

Land Size: 835 sqm approx