

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 Pineview Close, Wheelers Hill Vic 3150

Indicative selling price

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

Single price \$1,000,000

Median sale price

Median price \$1,160,000 House Unit Suburb Wheelers Hill

Period - From 01/01/2017 to 31/12/2017 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	36 Chancellor Dr WHEELERS HILL 3150	\$1,050,000	20/10/2017
2	20 Mill Ct WHEELERS HILL 3150	\$1,030,000	24/02/2018
3	45 Chancellor Dr WHEELERS HILL 3150	\$936,000	24/02/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 743 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000
Median House Price
 Year ending December 2017: \$1,160,000

Comparable Properties



36 Chancellor Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments

5 2 3

Price: \$1,050,000
Method: Sold Before Auction
Date: 20/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 680 sqm approx



20 Mill Ct WHEELERS HILL 3150 (REI)

Agent Comments

3 2 2

Price: \$1,030,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 677 sqm approx



45 Chancellor Dr WHEELERS HILL 3150 (REI)

Agent Comments

4 2 2

Price: \$936,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 6
Property Type: House (Res)
Land Size: 770 sqm approx