

#### 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	10 Pineview Close, Wheelers Hill Vic 3150
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,160,000	Hou	ise X	Unit		Sub	ourb 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.

Add	dress 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.

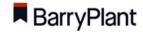


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propertydata



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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)

**--** 5



Price: \$1,050,000

Method: Sold Before Auction

Date: 20/10/2017 Rooms: 6

Property Type: House (Res) Land Size: 680 sqm approx

**Agent Comments** 



20 Mill Ct WHEELERS HILL 3150 (REI)





Price: \$1.030.000 Method: Auction Sale Date: 24/02/2018

Rooms: 5

Property Type: House (Res) Land Size: 677 sqm approx

**Agent Comments** 



45 Chancellor Dr WHEELERS HILL 3150 (REI) Agent Comments

Price: \$936,000 Method: Auction Sale Date: 24/02/2018 Rooms: 6

Property Type: House (Res) Land Size: 770 sqm approx





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