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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| Property of | offered | for | sale |
|-------------|---------|-----|------|
|-------------|---------|-----|------|

| Address              | 25 Winterton Drive, Wheelers Hill Vic 3150 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

| Range between \$1,600,00 | 00 & | \$1,760,000 |  |
|--------------------------|------|-------------|--|
|--------------------------|------|-------------|--|

#### Median sale price

| Median price  | \$1,206,000 | Hou | ise X      | Unit |        | Suburb | Wheelers Hill |
|---------------|-------------|-----|------------|------|--------|--------|---------------|
| Period - From | 01/07/2017  | to  | 30/09/2017 |      | 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 | 38 Donald Rd WHEELERS HILL 3150     | \$1,667,000 | 21/06/2017 |
|---|-------------------------------------|-------------|------------|
| 2 | 2 Wattleglade Ct WHEELERS HILL 3150 | \$1,660,000 | 23/09/2017 |
| 3 | 1 Kings Lynn PI WHEELERS HILL 3150  | \$1,637,500 | 22/09/2017 |

#### 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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