



Real Estate

STATEMENT OF INFORMATION

71 BRANDON PARK DRIVE, WHEELERS HILL, VIC 3150

PREPARED BY ZED REAL ESTATE, 42 STATION STREET MOORABBIN



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



71 BRANDON PARK DRIVE, WHEELERS

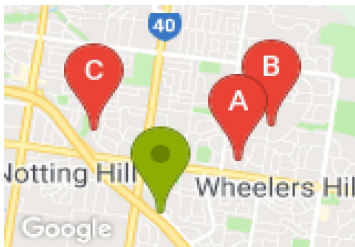
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Indicative Selling Price

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

Price Range: \$1,000,000 to \$1,100,000

MEDIAN SALE PRICE



WHEELERS HILL, VIC, 3150

Suburb Median Sale Price (House)

\$945,000

01 April 2019 to 30 September 2019

Provided by:

COMPARABLE PROPERTIES

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.



1 MERRANG CRT, WHEELERS HILL, VIC 3150

4 2 2

Sale Price

\$895,000

Sale Date: 03/08/2019

Distance from Property: 1.3km



102 LUM RD, WHEELERS HILL, VIC 3150

4 2 2

Sale Price

\$1,025,000

Sale Date: 20/07/2019

Distance from Property: 2km



89 WINDELLA CRES, GLEN WAVERLEY, VIC

5 3 4

Sale Price

\$988,888

Sale Date: 22/07/2019

Distance from Property: 1.5km



This report has been compiled on 10/10/2019 by Zed Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

71 BRANDON PARK DRIVE, WHEELERS HILL, VIC 3150

Indicative selling price

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

Price Range:

\$1,000,000 to \$1,100,000

Median sale price

Median price

\$945,000

Property type

House

Suburb

WHEELERS HILL

Period

01 April 2019 to 30 September 2019

Source

 pricfinder

Comparable property sales

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 MERRANG CRT, WHEELERS HILL, VIC 3150	\$895,000	03/08/2019
102 LUM RD, WHEELERS HILL, VIC 3150	\$1,025,000	20/07/2019
89 WINDELLA CRES, GLEN WAVERLEY, VIC 3150	\$988,888	22/07/2019

This Statement of Information was prepared on: 10/10/2019