

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 106 Brandon Park Drive, Wheelers Hill, Vic, 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$960,000 & \$1,056,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,392,500 Property Type House Suburb Wheelers Hill

Period - From 1/10/2021 to 31/3/2022 Source Price Finder

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. 10 Drysdale Court, Wheelers Hill	\$ 1,178,000	9/2/2022
2. 11 Maldon Court, Wheelers Hill	\$ 1,226,000	09/04/2022
3. 37 Graduate Crescent, Wheelers Hill	\$ 1,225,000	7/12/2021

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.~~

This Statement of Information was prepared on: 12 May, 2022