

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

20 MEADOWBROOK DRIVE, WHEELERS HILL, VIC 3150

PREPARED BY LISA LI, BIGGIN & SCOTT GLEN WAVERLEY

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 MEADOWBROOK DRIVE, WHEELERS

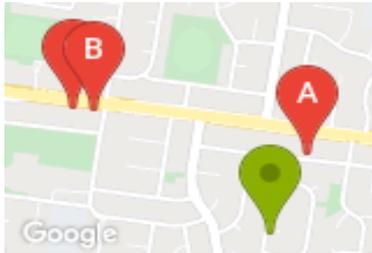
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Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$960,000 to \$1,050,000**

Provided by: Lisa Li, Biggin &amp; Scott Glen Waverley

## MEDIAN SALE PRICE



WHEELERS HILL, VIC, 3150

Suburb Median Sale Price (House)

**\$980,000**

01 January 2019 to 31 December 2019

Provided by: pricefinder

## 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.



37 DARNLEY GR, WHEELERS HILL, VIC 3150

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Sale Price

**\$1,050,000**

Sale Date: 30/11/2019

Distance from Property: 311m



652 FERNTREE GULLY RD, WHEELERS HILL,

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 2

Sale Price

**\$970,000**

Sale Date: 10/09/2019

Distance from Property: 724m



644 FERNTREE GULLY RD, WHEELERS HILL,

3
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 2

Sale Price

**\*\$1,010,000**

Sale Date: 14/12/2019

Distance from Property: 784m



This report has been compiled on 21/01/2020 by Biggin & Scott Glen Waverley. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://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](http://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: 20 MEADOWBROOK DRIVE, WHEELERS HILL, VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$960,000 to \$1,050,000

### Median sale price

Median price: \$980,000 Property type: House Suburb: WHEELERS HILL  
Period: 01 January 2019 to 31 December 2019 Source: 

### 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
37 DARNLEY GR, WHEELERS HILL, VIC 3150	\$1,050,000	30/11/2019
652 FERNTREE GULLY RD, WHEELERS HILL, VIC 3150	\$970,000	10/09/2019
644 FERNTREE GULLY RD, WHEELERS HILL, VIC 3150	*\$1,010,000	14/12/2019

This Statement of Information was prepared on: 21/01/2020