

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
Including suburb and
postcode

3/46 Brandon Park Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,150,000

Property Type Unit

Suburb Wheelers Hill

Period - From 01/07/2021

to 30/06/2022

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	1/35 Medoro Gr MULGRAVE 3170	\$980,800	29/03/2022
2	24c Diosma Dr GLEN WAVERLEY 3150	\$980,000	03/04/2022
3	3/22 Finch St NOTTING HILL 3168	\$958,000	30/07/2022

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:

17/08/2022 14:41



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
Year ending June 2022: \$1,150,000

Comparable Properties



1/35 Medoro Gr MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$980,800
Method: Private Sale
Date: 29/03/2022
Property Type: Townhouse (Single)



24c Diosma Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 03/04/2022
Property Type: Townhouse (Single)
Land Size: 191 sqm approx



3/22 Finch St NOTTING HILL 3168 (REI)

Agent Comments



Price: \$958,000
Method: Auction Sale
Date: 30/07/2022
Property Type: Townhouse (Res)
Land Size: 334 sqm approx

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