

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

27 Summerhill Avenue 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

\$968,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

2 Summerhill Avenue Wheelers Hill VIC 3150	\$934,000	20-Jul-19
50 Haversham Avenue Wheelers Hill VIC 3150	\$931,000	29-Jul-19
81 Petronella Avenue Wheelers Hill VIC 3150	\$944,000	20-Jun-19

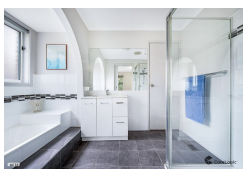
OR

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 6 months.~~

This Statement of Information was prepared on: 11 September 2019

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	2 Summerhill Avenue Wheelers Hill VIC 3150	Sold Price	\$934,000	Sold Date	20-Jul-19
	 4  3  3			Distance	0.24km
	50 Haversham Avenue Wheelers Hill VIC 3150	Sold Price	\$931,000	Sold Date	29-Jul-19
	 3  1  1			Distance	0.41km
	81 Petronella Avenue Wheelers Hill VIC 3150	Sold Price	\$944,000	Sold Date	20-Jun-19
	 4  2  2			Distance	0.53km

RS = Recent sale

UN = Undisclosed Sale

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