

Statement of Information

michaelsheikh@mcgrath.com.au

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

26 Cambrian Crescent, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,250,000

&

\$1,310,000

Median sale price

Median price \$1,289,000

House

X

Unit

Suburb Wheelers Hill

Period - From 01/01/2018

to

31/03/2018

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	9 Rebecca CI WHEELERS HILL 3150	\$1,325,000	24/03/2018
2	5 Clarke Ct WHEELERS HILL 3150	\$1,290,000	18/04/2018
3	29 Heatherlea Dr WHEELERS HILL 3150	\$1,289,000	24/03/2018

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.

26 Cambrian Crescent, Wheelers Hill Vic 3150

McGrath

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3 2 2

Rooms:

Property Type: House (Res)

Land Size: 709 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,310,000

Median House Price

March quarter 2018: \$1,289,000

Comparable Properties

9 Rebecca Ct WHEELERS HILL 3150 (REI)

Agent Comments

4 2 2

Price: \$1,325,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 657 sqm approx

5 Clarke Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,290,000

Method: Sold Before Auction

Date: 18/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 820 sqm approx



29 Heatherlea Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments

5 2 3

Price: \$1,289,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House

Land Size: 757 sqm approx