

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

1/46 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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Wheelers Hill

Period-from

01 Sep 2021

to

31 Aug 2022

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

2/8 BEACON STREET GLEN WAVERLEY VIC 3150	\$1,505,000	30-Jul-22
4/25 YORK STREET GLEN WAVERLEY VIC 3150	\$1,470,000	30-Apr-22

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: 01 September 2022

**2/8 BEACON STREET GLEN
WAVERLEY VIC 3150**

4 3 2

Sold Price ^{RS} **\$1,505,000** ^{UN} Sold Date **30-Jul-22**Distance **2.53km****4/25 YORK STREET GLEN
WAVERLEY VIC 3150**

4 3 2

Sold Price **\$1,470,000** Sold Date **30-Apr-22**Distance **4.62km****RS** = Recent sale**UN** = Undisclosed Sale

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