

Ryan Yan 03 9803 0400 0414 145 257 ryanyan@barryplant.com.au

### 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	15 Ninevah Crescent, Wheelers Hill Vic 3150
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$950,000

#### Median sale price

Median price	\$1,130,000	Hou	ise X	Unit		Suburb	Wheelers Hill
Period - From	01/01/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Simon Ct WHEELERS HILL 3150	\$970,000	15/12/2018
2	54 Academy Av WHEELERS HILL 3150	\$950,000	02/03/2019
3	34 Strada Cr WHEELERS HILL 3150	\$925,800	30/03/2019

#### OR

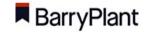
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814





Generated: 01/04/2019 10:37



Ryan Yan 03 9803 0400 0414 145 257 ryanyan@barryplant.com.au

**Indicative Selling Price** \$950,000 **Median House Price** 

Year ending December 2018: \$1,130,000



Rooms:

Property Type: House (Res) Land Size: 655 sqm approx

**Agent Comments** 

## Comparable Properties

2 Simon Ct WHEELERS HILL 3150 (REI/VG)





**Agent Comments** 

Price: \$970,000 Method: Auction Sale Date: 15/12/2018

Rooms: -

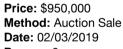
Property Type: House (Res) Land Size: 865 sqm approx

54 Academy Av WHEELERS HILL 3150 (REI)





**Agent Comments** 



Rooms: 6

Property Type: House (Res) Land Size: 654 sqm approx







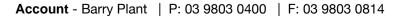
34 Strada Cr WHEELERS HILL 3150 (REI)

Price: \$925,800 Method: Auction Sale Date: 30/03/2019

Rooms: -

Property Type: House (Res) Land Size: 654.30 sqm approx **Agent Comments** 









Generated: 01/04/2019 10:37