

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

15 Ninevah Crescent, Wheelers Hill Vic 3150

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

House

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.

	Address 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.

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Indicative Selling Price
\$950,000

Median House Price
Year ending December 2018: \$1,130,000



 3  1  1

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

Comparable Properties

2 Simon Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  2

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

 4  2  1

Price: \$950,000
Method: Auction Sale
Date: 02/03/2019
Rooms: 6
Property Type: House (Res)
Land Size: 654 sqm approx



34 Strada Cr WHEELERS HILL 3150 (REI)

Agent Comments

 3  2  2

Price: \$925,800
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 654.30 sqm approx