

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

42 Calderwood Avenue, Wheelers Hill Vic 3150

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$980,000

Property Type

House

Suburb

Wheelers Hill

Period - From

27/11/2018

to

26/11/2019

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 | 21 Calderwood Av WHEELERS HILL 3150 | \$1,048,000 | 23/11/2019 |
| 2 | 3 Kosciusko Ct WHEELERS HILL 3150 | \$1,040,000 | 19/07/2019 |
| 3 | 102 Lum Rd WHEELERS HILL 3150 | \$1,025,000 | 20/07/2019 |

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.~~

This Statement of Information was prepared on:

27/11/2019 11:27

42 Calderwood Avenue, Wheelers Hill Vic 3150



3 2 2

Property Type: House (Res)

Land Size: 778 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

27/11/2018 - 26/11/2019: \$980,000

Comparable Properties



21 Calderwood Av WHEELERS HILL 3150 (REI)

Agent Comments

4 3 1

Price: \$1,048,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House



3 Kosciuszko Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

4 1 2

Price: \$1,040,000

Method: Private Sale

Date: 19/07/2019

Property Type: House

Land Size: 1333 sqm approx



102 Lum Rd WHEELERS HILL 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,025,000

Method: Auction Sale

Date: 20/07/2019

Rooms: 5

Property Type: House (Res)

Land Size: 805 sqm approx

Account - Biggin & Scott Glen Waverley | P: 03 9560 8888 | F: 03 9802 1269



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.