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

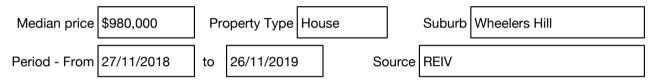
42 Calderwood Avenue, Wheelers Hill Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	e meaning	of this	price s	see consumer.	vic.gov.	.au/undei	rquoting
--------------------------------------------------------------------	---------	-----------	---------	---------	---------------	----------	-----------	----------

Single price \$1,050,000

Median sale price



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.

Add	dress 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







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



Price: \$1,048,000 Method: Auction Sale Date: 23/11/2019 Property Type: House

(REI) •== 4

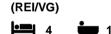
3 Kosciusko Ct WHEELERS HILL 3150

21 Calderwood Av WHEELERS HILL 3150

1

Agent Comments

Agent Comments



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



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.