

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 3 Orduna Place, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$1,289,000 House X Unit Suburb Wheelers Hill

Period - From 01/01/2018 to 31/03/2018 Source REIV

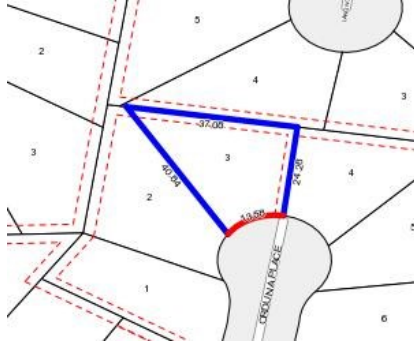
Comparable property sales (*Delete A or B below as applicable)

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	7 Jodi Av WHEELERS HILL 3150	\$980,000	27/04/2018
2	9 Conrad PI WHEELERS HILL 3150	\$905,213	07/05/2018
3	28 Ninevah Cr WHEELERS HILL 3150	\$890,000	09/06/2018

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.



3 1 1

Rooms:
Property Type: House
Land Size: 693 sqm approx
Agent Comments

Indicative Selling Price
 \$820,000 - \$900,000
Median House Price
 March quarter 2018: \$1,289,000

Comparable Properties



7 Jodi Av WHEELERS HILL 3150 (VG)

Agent Comments

3 - -

Price: \$980,000
Method: Sale
Date: 27/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 651 sqm approx



9 Conrad Pl WHEELERS HILL 3150 (REI)

Agent Comments

3 1 1

Price: \$905,213
Method: Private Sale
Date: 07/05/2018
Rooms: -
Property Type: House
Land Size: 667 sqm approx



28 Ninevah Cr WHEELERS HILL 3150 (REI)

Agent Comments

4 1 1

Price: \$890,000
Method: Auction Sale
Date: 09/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 673 sqm approx