

Statement of Information

Sections 47AF of the Estate Agents Act 1980

3 Kosciusko Court, Wheelers Hill

Indicative selling price: \$1,000,000 - \$1,100,000

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

Median sale price \$1,066,500

Median house price in Wheelers Hill over the last 12 months.

Comparable Property Sales

A*

These are the three properties sold within two kilometers 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

| | | |
|---|-------------|------------|
| 33 Heatherlea Dr WHEELERS HILL 3150 VIC | \$1,009,000 | 22/06/2019 |
| 56 Petronella Av WHEELERS HILL 3150 VIC | \$1,100,000 | 17/05/2019 |
| 26 Winterton Dr WHEELERS HILL 3150 VIC | \$1,058,000 | 10/04/2019 |

The Facts

Guaranteed Rent

\$500 p.w

Yield*

2.6% p.a

Water Rates

\$829.64 p.a

Council Rates

\$1,693.30 p.a

Primary School

Wheelers Hill

Unique Feature

Views of Dandenongs

Land

1333sqm

Secondary School

Wheelers Hill



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