Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3150

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,402,500	Pro	perty Type	House		Suburb	Wheelers Hill
Period - From	01/04/2021	to	30/06/2021		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.

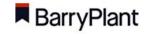
Ad	dress of comparable property	Price	Date of sale
1	43 Columbia Dr WHEELERS HILL 3150	\$1,132,000	05/06/2021
2	23 Raphael Dr WHEELERS HILL 3150	\$1,125,000	29/05/2021
3	30 The Deviation WHEELERS HILL 3150	\$1,194,000	29/05/2021

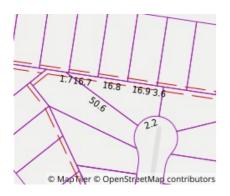
OR

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:	02/08/2021 20:12









Property Type: House (Previously

Occupied - Detached) Land Size: 736 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** June quarter 2021: \$1,402,500

Comparable Properties

43 Columbia Dr WHEELERS HILL 3150

(REI/VG) **=** 3





Price: \$1,132,000 Method: Private Sale Date: 05/06/2021

Property Type: House (Res) Land Size: 653 sqm approx

Agent Comments







Price: \$1,125,000 Method: Sale Date: 29/05/2021

Property Type: House (Res) Land Size: 657 sqm approx

Agent Comments



30 The Deviation WHEELERS HILL 3150 (REI)





Price: \$1,194,000 Method: Auction Sale Date: 29/05/2021

Property Type: House (Res) Land Size: 653 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



