

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

7 Calvin Court, Wheelers Hill Vic 3150

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Wheelers Hill

Period - From

01/10/2019

to

31/12/2019

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	2 Dali Ct WHEELERS HILL 3150	\$1,201,000	23/11/2019
2	20 Loretta Av WHEELERS HILL 3150	\$1,190,000	19/10/2019
3	274 Jells Rd WHEELERS HILL 3150	\$1,188,000	07/12/2019

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:

30/03/2020 15:39



 4  2  4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,200,000

Median House Price

December quarter 2019: \$1,150,000

Comparable Properties



2 Dali Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,201,000

Method: Auction Sale

Date: 23/11/2019

Rooms: 5

Property Type: House (Res)

Land Size: 686 sqm approx



20 Loretta Av WHEELERS HILL 3150 (VG)

Agent Comments

 3  -  -

Price: \$1,190,000

Method: Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 659 sqm approx



274 Jells Rd WHEELERS HILL 3150 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,188,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House

Land Size: 651 sqm approx