Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7 Calvin Court, Wheelers Hill Vic 3150

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	ı/underquo	oting				
Single price	e \$1,200,000									
Median sale price										
Median price	\$1,150,000	Pro	operty Type	e House]	Suburb	Wheelers Hill		
Period - From	01/10/2019	to	31/12/2019		So	ource	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.

Ade	dress 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









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)



Price: \$1,201,000 Method: Auction Sale Date: 23/11/2019 Rooms: 5 Property Type: House (Res) Land Size: 686 sqm approx Agent Comments



20 Loretta Av WHEELERS HILL 3150 (VG)

Agent Comments



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



Price: \$1,188,000 Method: Auction Sale Date: 07/12/2019 Property Type: House Land Size: 651 sqm approx

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



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.