

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

2 Pineview Close, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,403,000

Property Type

House

Suburb

Wheelers Hill

Period - From

01/01/2023

to

31/03/2023

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	14 Elmstead Dr WHEELERS HILL 3150	\$1,170,000	10/12/2022
2	12 Lerina PI WHEELERS HILL 3150	\$1,160,000	22/04/2023
3	613 Wellington Rd WHEELERS HILL 3150	\$1,140,000	15/04/2023

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:

08/06/2023 15:46



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

March quarter 2023: \$1,403,000

Comparable Properties



14 Elmstead Dr WHEELERS HILL 3150
(REI/VG)

Agent Comments

4 2 2

Price: \$1,170,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 661 sqm approx



12 Lerina Pl WHEELERS HILL 3150 (REI)

Agent Comments

3 2 2

Price: \$1,160,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 810 sqm approx



613 Wellington Rd WHEELERS HILL 3150
(REI)

Agent Comments

5 2 2

Price: \$1,140,000

Method: Auction Sale

Date: 15/04/2023

Property Type: House (Res)

Land Size: 650 sqm approx