

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

8 Pioneer Court, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,308,500

Property Type House

Suburb Wheelers Hill

Period - From 01/07/2020

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.

	Address of comparable property	Price	Date of sale
1	9 Adam Av WHEELERS HILL 3150	\$1,580,000	04/04/2021
2	4 Stockade Dr WHEELERS HILL 3150	\$1,470,000	20/09/2021
3	8 Homestead Dr WHEELERS HILL 3150	\$1,380,000	26/06/2021

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:

29/09/2021 13:35



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
Year ending June 2021: \$1,308,500

Comparable Properties



9 Adam Av WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,580,000
Method: Sold Before Auction
Date: 04/04/2021
Property Type: House
Land Size: 650 sqm approx



4 Stockade Dr WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,470,000
Method: Private Sale
Date: 20/09/2021
Property Type: House (Res)
Land Size: 759 sqm approx



8 Homestead Dr WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,380,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 703 sqm approx