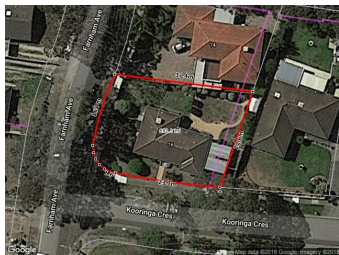


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 FARNHAM AVENUE, WHEELERS HILL,



Indicative Selling Price

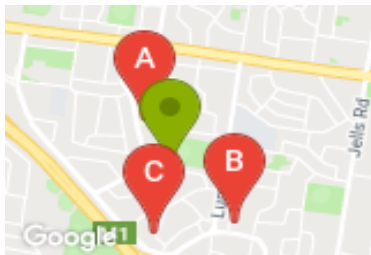
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$860,000 to \$900,000

Provided by: Cameron Parker, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



WHEELERS HILL, VIC, 3150

Suburb Median Sale Price (House)

\$1,197,500

01 January 2018 to 30 June 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



1 EARLWOOD DR, WHEELERS HILL, VIC 3150

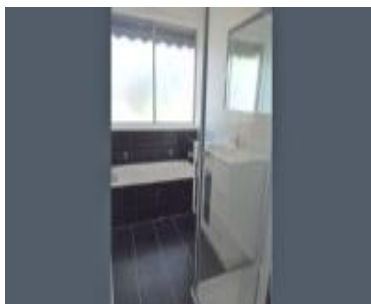


Sale Price

\$910,500

Sale Date: 28/04/2018

Distance from Property: 383m



9 CONRAD PL, WHEELERS HILL, VIC 3150



Sale Price

\$905,213

Sale Date: 09/05/2018

Distance from Property: 584m



28 NINEVAH CRES, WHEELERS HILL, VIC 3150



Sale Price

***\$890,000**

Sale Date: 09/06/2018

Distance from Property: 472m



This report has been compiled on 01/08/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 FARNHAM AVENUE, WHEELERS HILL, VIC

Indicative selling price

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

Price Range:

\$860,000 to \$900,000

Median sale price

Median price

\$1,197,500

House

X

Unit


Suburb

WHEELERS HILL

Period

01 January 2018 to 30 June 2018

Source



Comparable property sales

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 EARLWOOD DR, WHEELERS HILL, VIC 3150	\$910,500	28/04/2018
9 CONRAD PL, WHEELERS HILL, VIC 3150	\$905,213	09/05/2018
28 NINEVAH CRES, WHEELERS HILL, VIC 3150	*\$890,000	09/06/2018