

Hugh Trieu 03 8547 0888 0412 060 820 hughtrieu@mcgrath.com.au

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address Including suburb and postcode	10 Woodview Court, Wheelers Hill Vic 3150

### Indicative selling price

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

Range between	\$1,320,000	&	\$1,420,000

### Median sale price

Median price	\$1,180,000	Hou	ise X	Unit		Suburk	Wheelers Hill
Period - From	01/07/2017	to	30/06/2018		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 4 Portobello PI WHEELERS HILL 3150 \$1,406,000 04/08/2018 2 24 Coniston Dr WHEELERS HILL 3150 \$1,400,000 03/04/2018

### OR

3

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.

**Account** - McGrath Waverley | P: 03 85470888 | F: 03 85470800

40 Grantchester Rd WHEELERS HILL 3150





\$1,350,000

18/05/2018

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## **McGrat**

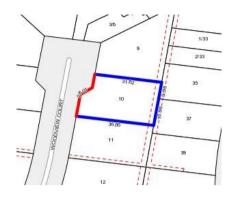
03 8547 0888 0412 060 820 hughtrieu@mcgrath.com.au

**Indicative Selling Price** \$1,320,000 - \$1,420,000 **Median House Price** Year ending June 2018: \$1,180,000



Land Size: 904 sqm approx

Agent Comments



## Comparable Properties



4 Portobello PI WHEELERS HILL 3150 (REI)

4





Price: \$1,406,000 Method: Auction Sale Date: 04/08/2018

Rooms: 5

Property Type: House (Res) Land Size: 803 sqm approx

**Agent Comments** 

24 Coniston Dr WHEELERS HILL 3150 (VG)





Price: \$1,400,000 Method: Sale Date: 03/04/2018 Rooms: -

Property Type: Land Land Size: 835 sqm approx

40 Grantchester Rd WHEELERS HILL 3150

(REI/VG)







Price: \$1,350,000 Method: Private Sale Date: 18/05/2018

Rooms: 6

Property Type: House Land Size: 650 sqm approx **Agent Comments** 

**Agent Comments** 

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800



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