

## 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  
10 Woodview Court, Wheelers Hill Vic 3150

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$1,180,000 House  Unit  Suburb 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
3	40 Grantchester Rd WHEELERS HILL 3150	\$1,350,000	18/05/2018

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.



**Rooms:**

**Property Type:** House

**Land Size:** 904 sqm approx

Agent Comments

## Comparable Properties



**4 Portobello PI WHEELERS HILL 3150 (REI)**

Agent Comments



**Price:** \$1,406,000

**Method:** Auction Sale

**Date:** 04/08/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 803 sqm approx

**24 Coniston Dr WHEELERS HILL 3150 (VG)**

Agent Comments



**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)**

Agent Comments



**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 18/05/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 650 sqm approx