

## 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 Golden View 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 \$1,700,000 & \$1,800,000

#### Median sale price

Median price \$1,130,000 House X Unit Suburb Wheelers Hill

Period - From 01/04/2017 to 30/06/2017 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		
2		
3		

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.

8 Golden View Court, Wheelers Hill Vic 3150

# McGrath

Sophia Kupraiou

03 8547 0888

0400 799 972

sophiakupraiou@mcgrath.com.au

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

June quarter 2017: \$1,130,000



 5  2  2

**Rooms:**

**Property Type:** House

**Agent Comments**

Stunning 5 bedroom home with 3 living spaces. Located within one of Wheelers Hill's finest streets.

## Comparable Properties



2 Golden View Ct WHEELERS HILL 3150 (REI) Agent Comments

 5  2  2

**Price:**

**Method:** Private Sale

**Date:** 10/04/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 603 sqm approx

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.