

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	16 Belinda Crescent, Wheelers Hill Vic 3150
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,210,000
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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	4 Tracey Ct WHEELERS HILL 3150	\$1,210,000	21/05/2017
2	127 Lum Rd WHEELERS HILL 3150	\$1,201,000	27/05/2017
3	23 Cezanne Cr WHEELERS HILL 3150	\$1,110,000	10/06/2017

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 (Previously Occupied - Detached)
Land Size: 871 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median House Price
 June quarter 2017: \$1,130,000

Comparable Properties



4 Tracey Ct WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,210,000
Method: Private Sale
Date: 21/05/2017
Rooms: 10
Property Type: House (Res)
Land Size: 868 sqm approx



127 Lum Rd WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,201,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 7
Property Type: House (Res)
Land Size: 732 sqm approx



23 Cezanne Cr WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,110,000
Method: Auction Sale
Date: 10/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 721 sqm approx