

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	10 Kings Lynn Place, Wheelers Hill Vic 3150
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,500,000	&	\$1,600,000
Range between	\$1,500,000	&	\$1,600,000

Median sale price

Median price	\$1,130,000	Hou	ıse	х	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.

Add	dress of comparable property	Price	Date of sale
1	1 Kings Lynn PI WHEELERS HILL 3150	\$1,637,500	22/09/2017
2	11 Bluegum Av WHEELERS HILL 3150	\$1,591,000	22/07/2017
3	10 Prospector Ct WHEELERS HILL 3150	\$1,455,000	20/05/2017

OR

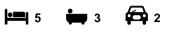
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.











Rooms:

Property Type: House **Land Size:** 675 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price June quarter 2017: \$1,130,000

Comparable Properties

1 Kings Lynn PI WHEELERS HILL 3150 (REI)

i 2



Price: \$1,637,500

Method: Sold Before Auction

Date: 22/09/2017

Rooms: -

Property Type: House (Res) **Land Size:** 658 sqm approx

Agent Comments

11 Bluegum Av WHEELERS HILL 3150 (REI)

:







Property Type: House (Res)
Land Size: 923 sqm approx

Agent Comments

10 Prospector Ct WHEELERS HILL 3150

(REI/VG)

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Price: \$1,455,000 **Method:** Auction Sale **Date:** 20/05/2017 **Rooms:** -

Property Type: House (Res) **Land Size:** 760 sqm approx

Agent Comments

Account - Harcourts Judd White | P: 03 9518 7000 | F: 03 9545 1066





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