

## 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 224 Brandon Park Drive, 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)

Single price \$995,000

#### Median sale price

Median price \$1,206,000 House X Unit Suburb Wheelers Hill

Period - From 01/07/2017 to 30/09/2017 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	6 Cootamundra Dr WHEELERS HILL 3150	\$1,078,500	11/11/2017
2	15 Graduate Cr WHEELERS HILL 3150	\$1,030,000	18/11/2017
3	17 Plato Cr WHEELERS HILL 3150	\$1,025,000	23/09/2017

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.

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**Indicative Selling Price**

\$995,000

**Median House Price**

September quarter 2017: \$1,206,000



3   1   1

**Rooms:**

**Property Type:** House

**Land Size:** 656 sqm approx

Agent Comments

## Comparable Properties



**6 Cootamundra Dr WHEELERS HILL 3150 (REI)**

Agent Comments

3   2   2

**Price:** \$1,078,500

**Method:** Auction Sale

**Date:** 11/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**15 Graduate Cr WHEELERS HILL 3150 (REI)**

Agent Comments

3   2   2

**Price:** \$1,030,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 666 sqm approx



**17 Plato Cr WHEELERS HILL 3150 (REI)**

Agent Comments

3   1   2

**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 691 sqm approx