



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 651 sqm approx

Agent Comments

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

Comparable Properties



14 Graduate Cr WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,065,500

Method: Auction Sale

Date: 27/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 701 sqm approx



6 Allendale Cr WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,008,000

Method: Sold Before Auction

Date: 19/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx



17 Darnley Gr WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$980,000

Method: Sold Before Auction

Date: 05/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 651 sqm approx

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 Chestnut Court, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,130,000

House X

Suburb Wheelers Hill

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

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
14 Graduate Cr WHEELERS HILL 3150	\$1,065,500	27/05/2017
6 Allendale Cr WHEELERS HILL 3150	\$1,008,000	19/01/2017
17 Darnley Gr WHEELERS HILL 3150	\$980,000	05/05/2017