

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

10 Grandview Road Wheelers Hill VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,037,500

Property type

House

Suburb

Wheelers Hill

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 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

11 Nadia Court Wheelers Hill VIC 3150	\$1,400,000	11-Dec-19
43 Grandview Road Wheelers Hill VIC 3150	\$1,631,000	07-Dec-19
19 Garnett Road Wheelers Hill VIC 3150	\$1,410,000	30-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 04 June 2020



11 Nadia Court Wheeler's Hill VIC 3150

 6  3  5

Sold Price **\$1,400,000** Sold Date **11-Dec-19**

Distance **0.33km**



43 Grandview Road Wheeler's Hill VIC 3150

 4  2  2

Sold Price **\$1,631,000** Sold Date **07-Dec-19**

Distance **0.44km**

Notes from your agent

Renovated bathroom, modern swimming pool, and spectacular views



19 Garnett Road Wheeler's Hill VIC 3150

 5  3  2

Sold Price **\$1,410,000** Sold Date **30-Nov-19**

Distance **0.7km**

Notes from your agent

Land size : 816 m2 approximately

RS = Recent sale UN = Undisclosed Sale

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