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	20 Grandview Road, Wheelers Hill Vic 3150

Indicative selling price

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

Range between $1,350,000 & $1,485,000

Median sale price

Median price $1,389,500 Property Type House Suburb Wheelers Hill

Period - From 01/10/2021 to 31/12/2021 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	1 Glebe Pl WHEELERS HILL 3150	$1,491,000	30/10/2021
2	919 Ferntree Gully Rd WHEELERS HILL 3150	$1,390,000	28/10/2021
3	6 Hughes Ct WHEELERS HILL 3150	$1,389,000	06/11/2021

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.~~

This Statement of Information was prepared on: 28/03/2022 10:18

20 Grandview Road, Wheelers Hill Vic 3150



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,350,000 - $1,485,000
Median House Price
December quarter 2021: $1,389,500

Comparable Properties



1 Glebe Pl WHEELERS HILL 3150 (REI/VG)

4 2 2

Price: $1,491,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 742 sqm approx

Agent Comments



919 Ferntree Gully Rd WHEELERS HILL 3150 (REI/VG)

4 2 3

Price: $1,390,000
Method: Auction Sale
Date: 28/10/2021
Property Type: House (Res)
Land Size: 659 sqm approx

Agent Comments



6 Hughes Ct WHEELERS HILL 3150 (REI/VG)

3 2 2

Price: $1,389,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 735 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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