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	2/17-19 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$910,000	Property type	Unit	Suburb	Wheelers Hill
Period-from	06-09-2021	to	06-03 2022	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
7A FUCHSIA COURT WHEELERS HILL VIC 3150	$650,000	01-Jan-22
2/13 OAKBANK COURT WHEELERS HILL VIC 3150	$782,000	09-Dec-21

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: 06 March 2022